

---

---

TIGARD CITY COUNCIL  
MEETING

MAY 20, 2003 6:30 p.m.

TIGARD CITY HALL  
13125 SW HALL BLVD  
TIGARD, OR 97223



PUBLIC NOTICE:

Assistive Listening Devices are available for persons with impaired hearing and should be scheduled for Council meetings by noon on the Monday prior to the Council meeting. Please call 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

Upon request, the City will also endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead-time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting date by calling: 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

SEE ATTACHED AGENDA

A G E N D A  
TIGARD CITY COUNCIL WORKSHOP MEETING  
MAY 20, 2003

6:30 PM

1. WORKSHOP MEETING
  - 1.1 Call to Order - City Council
  - 1.2 Roll Call
  - 1.3 Pledge of Allegiance
  - 1.4 Council Communications & Liaison Reports
  - 1.5 Call to Council and Staff for Non Agenda Items
  
2. JOINT MEETING WITH THE LIBRARY BOARD
  - Circulation/Cultural Passes
  - Reference and Adult Programming
  - Children's Programming/Resources
  - Update on the New Library
  
3. ANNUAL REPORT ON THE TIGARD MUNICIPAL COURT
  - a. Staff Report: Finance Staff
  - b. Council Discussion
  
4. STATUS REPORT ON METRO GOAL 5
  - a. Staff Report: Community Development Staff
  - b. Council Discussion
  
5. UPDATE ON LOCAL, COUNTY, AND STATE AFFORDABLE HOUSING ACTIVITIES
  - a. Staff Report: Community Development Staff
  - b. Council Discussion
  
6. PRESENTATION ON THE CITY OF TIGARD 2003 ALMANAC
  - a. Staff Report: Community Development Staff
  - b. Council Discussion
  
7. COUNCIL LIAISON REPORTS

8. NON-AGENDA ITEMS

9. EXECUTIVE SESSION: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(3), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

10. ADJOURNMENT

I:\ADM\CATHY\CCA\030520.DOC

CITY OF TIGARD, OREGON  
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Joint Meeting with the Library Board

PREPARED BY: Margaret Barnes DEPT HEAD OK \_\_\_\_\_ CITY MGR OK \_\_\_\_\_

---

ISSUE BEFORE THE COUNCIL

This is the regularly scheduled, annual joint meeting between City Council and the Library Board.

---

STAFF RECOMMENDATION

N/A

---

INFORMATION SUMMARY

Annual meeting with the Library Board to provide information to the City Council. The Library Board is prepared to update the Council about the following programs and services.

- Circulation/Cultural Passes
- Reference and Adult Programming
- Children's Programming/Resources
- Update on the new Library

---

OTHER ALTERNATIVES CONSIDERED

None.

---

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Goal #2: A wide array of opportunities for life-long learning are available in a variety of formats and used by the community.

Goal #3: Adequate facilities are available for efficient delivery of life-long learning programs and services for all ages.

---

ATTACHMENT LIST

None.

---

FISCAL NOTES

None.

AGENDA ITEM # \_\_\_\_\_  
FOR AGENDA OF 5/20/03

CITY OF TIGARD, OREGON  
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Tigard Municipal Court Annual Report

PREPARED BY: Judge O'Brien & N. Robinson DEPT HEAD OK \_\_\_\_\_ CITY MGR OK \_\_\_\_\_

ISSUE BEFORE THE COUNCIL

Judge O'Brien and Nadine Robinson, Court Manager, will provide an update on the status of the Municipal Court. The report and presentation will address the court's current programs, including youth court and caseload.

STAFF RECOMMENDATION

No action required.

INFORMATION SUMMARY

This is the Court's fourth annual report to City Council. The court continues its primary goal of promoting public safety and community values by implementing state and municipal laws in a fair, efficient and professional manner. For most people in Oregon, their direct experience with the legal process typically arises from a traffic citation. The court strives to make that experience a positive one by educating defendants about relevant laws and traffic safety in a context of excellent customer service.

Following the Council's decision to accept certain categories of juvenile offenses, the first misdemeanor cases were referred to the court by the Tigard Police Department in June, 2002. Since relatively few cases were active during the first few months of the program, it is too early to evaluate its impact on juveniles. However, there are some encouraging trends in the preliminary data:

- 97% of cited juveniles have appeared for their scheduled arraignments.
- Rates of compliance with conditions of probation have been very high, with no recidivism to date.
- Parental involvement has been very high.
- Juveniles have been ordered to complete 296 hours of community service to date.

In addition to the juvenile caseload, the court projects a caseload of approximately 7,400 traffic citations and 350 civil infractions for this fiscal year.

OTHER ALTERNATIVES CONSIDERED

N/A

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

N/A

ATTACHMENT LIST

Annual Report  
Appendix  
Graphs 1 & 2

FISCAL NOTES

Funds are budgeted for the current programs.

**ANNUAL REPORT TO CITY COUNCIL  
Tigard Municipal Court**

**May 6, 2003**

**TO:           Honorable Mayor and City Council  
              Bill Monahan, City Manager**

**FROM:       Michael J. O'Brien, Presiding Judge  
              Nadine Robinson, Court Manager**

**SUBJECT:    Annual Report from Tigard Municipal Court**

We appreciate the opportunity to meet with Council and the City Manager for our fourth annual review of Municipal Court operations and policies. The highlights of the last year are presented below and in the attached graphs and appendix. As always, we are happy to answer any questions you may have.

**1. Increases in the Court's Caseload:** The current fiscal year has seen a large increase in the court's caseload for all categories of cases. As with most Oregon courts, traffic cases tend to dominate our dockets. Through April 30<sup>th</sup>, the court has received 6,242 traffic violations. If citations continue to be issued at the current level, the court can expect to receive more than 7,300 traffic violations during the current fiscal year—far more than in any previous year. As in past years, citations for speeding (2,137) and failure to obey traffic control devices (1,163) comprised roughly half of all traffic cases (through April 30<sup>th</sup>). In view of Tigard Beyond Tomorrow's stated goals of improving traffic safety, including strict enforcement of posted speed limits, we anticipate that our traffic caseload will continue to increase during FY 2003-04.

Civil-infraction dockets have continued to increase substantially since the 2001-02 fiscal year, from 288 cases to 321 cases as of April 30<sup>th</sup> (an annual rate of about 350 cases).

Finally, the court has received 78 misdemeanor cases during the current fiscal year. Of these, 66 were juvenile cases, mostly for Theft II and III (shoplifting) offenses, for an annual rate of about 80 cases. The court also received 12 adult misdemeanors, primarily for consuming alcohol in a public place.

Graph 1 illustrates the overall trends in our caseload over the past three years. Please note that the data for the current fiscal year includes only July through April 30<sup>th</sup>.

**2. Juvenile Caseload:** The court's juvenile program for first time offenders began operation in June, 2002, in cooperation with the Tigard Peer Court and the Washington County Juvenile Department. As mentioned above, 66 misdemeanor cases were referred to the court under criteria that were developed with the Tigard Peer Court and the Washington County Juvenile Department. The program has functioned as described in previous meetings with Council.

In juvenile misdemeanor cases, the court imposes various conditions of probation for a period of six months or more. These conditions typically include community service, a financial sanction, counseling programs and letters of apology. Since relatively few cases were active during the first few months of the program, it is too early to evaluate its impact on juveniles. However, there are some encouraging trends in the preliminary data:

- 97% of cited juveniles have appeared for their scheduled arraignments.
- Rates of compliance with conditions of probation have been very high, with no recidivism (additional criminal acts) in evidence to date.
- Parental involvement has been very high. Only one defendant, an emancipated minor, has appeared without a parent or other family member.
- Juveniles have been ordered to complete 296 hours of community service to date.

We propose that Council and Washington County Juvenile Department assist us in reviewing the juvenile program in November. By then we expect to have sufficient experience with the program, and a larger database, to better evaluate its effectiveness.

**3. Compliance Program:** In cases involving insurance, drivers' licenses and equipment violations, defendants may be allowed a reasonable time to come into compliance with Oregon law. In return, a defendant presenting proof of compliance, including a valid license and proof of insurance, may be granted a reduction in the fine initially imposed by the court. This program enhances public safety in Tigard by increasing the number of licensed and insured drivers on our streets. It also provides an incentive to remedy equipment violations.

**4. Civil Infractions:** As mentioned above, civil infractions (Municipal Code violations) remain a growing portion of our court dockets. Sign-code infractions in particular have nearly doubled from 96 in FY 2001-02 to 179 in the current year (through April 30<sup>th</sup>). Recent streamlining of the citation and adjudication process has enabled the court to accommodate the increased docket load without additional staffing.

**5. Revenues:** The court's additional caseload is reflected in increased fines and civil penalties and in revenues. Though April 30<sup>th</sup>, the court imposed fines and penalties totaling \$588,826, of which \$446,969 has been collected to date. Of the funds received, the following amounts are allocated by law to other agencies:

Unitary Assessment (State)	\$121,651
LEMLA (State)	1,669
County Assessments	18,360
<b>TOTAL:</b>	<b>\$141,680</b>

We expect that the State Unitary Assessment, now \$35 for a traffic violation, will increase to at least \$40 as a result of legislative action during the current session.



We welcome any questions you have concerning court operations and policies.

## APPENDIX ON COURT POLICIES

**1. Mission Statement:** The court's overriding goal is to promote public safety and community values by implementing state and municipal laws in a fair, efficient and professional manner. Juvenile cases are adjudicated in a manner that deters recidivism, promotes the active involvement of parents, protects the community and secures restitution for victims. For most people in Oregon, their direct experience of the legal process typically arises from a traffic citation. The court strives to make that experience a positive one by educating defendants about relevant laws in a context of excellent customer service.

**2. Youth Program:** Juveniles who are referred to the court's youth program will be subject to clear and substantial consequences if they have committed a criminal offense. These consequences include a term of probation with one or more of the following conditions: alternative community service, a counseling program, victim restitution, letters of apology to victims, payment of a court diversion fee, and/or participating in peer court as a juror. In appropriate cases, parents may be required to participate in restitution or counseling programs, including parenting classes. The court expects 100% compliance with its orders.

Juvenile arraignments take place in our court on Thursday afternoons. All parents are mailed a summons that requires them to appear with their child at arraignment. By agreement with the Juvenile Department and the City Prosecutor's office, misdemeanors are reduced to violations at arraignment for eligible juveniles. Despite this reduction, our policy is to conduct formal misdemeanor arraignments in open court. At the end of each session, a written order is entered and discussed in detail with the parents and juvenile.

**3. Court Policies in Imposing Fines:** Under Oregon law, judges are given considerable discretion in imposing fines for traffic offenses and many misdemeanors. Maximum fines are established by law for various categories of offenses, from Class A (\$600) to Class D (\$75). In certain types of cases, such as speeding in school and highway work zones, minimum fines are also fixed by statute.

In addition to statutory standards for imposing fines, the Oregon Supreme Court devises minimum "base fine" schedules after each legislative session according to a formula set forth by statute. A base fine (formerly called "bail") is the amount that a defendant can remit to the court if he or she chooses not to contest a citation. It is written on the citation by the issuing officer. In most courts, actual fines tend to be lower than the base fine stated on the citation.

Biennial revisions in base fines reflect changes in traffic laws resulting from legislative action. Judges are given the discretion to deviate from the base fine, subject to the statutory maximums and minimums described above. Courts are specifically authorized by statute to adopt higher base fines than the minimums promulgated by the Supreme Court.

Within the broad range established by the maximum fines and base-fine schedules, the court considers the following circumstances in assessing fines in traffic, misdemeanor and civil-infracton cases.

1. The nature of the offense, as defined by how it is classified under Oregon law (Class A-D) or the Tigard Municipal Code;
2. The defendant's record of prior offenses, if any; and,

3. Specific mitigating or aggravating circumstances, including: a defendant's explanation of the circumstances; lack of intent; the City's recommendation, if any; demonstrated indigency; and the extent of compliance in cases involving licenses, registration, insurance and equipment violations.

The court recognizes that law enforcement and administration, including traffic enforcement, imposes substantial costs. In order to continue to enforce its laws, a community must generate revenue from available sources to sustain these operations. It is the goal of the court to ensure that the overall costs of court administration are recovered through the imposition of fines and other financial sanctions on those who commit violations and crimes.

Many defendants, especially in traffic cases, have good records and are cited for less serious violations, most often for exceeding the speed limit within the 11-20 m.p.h. range. While it is appropriate to impose sanctions to deter future misconduct, it is the court's goal to ensure that citizens leave the courtroom convinced that they have been listened to and treated fairly.

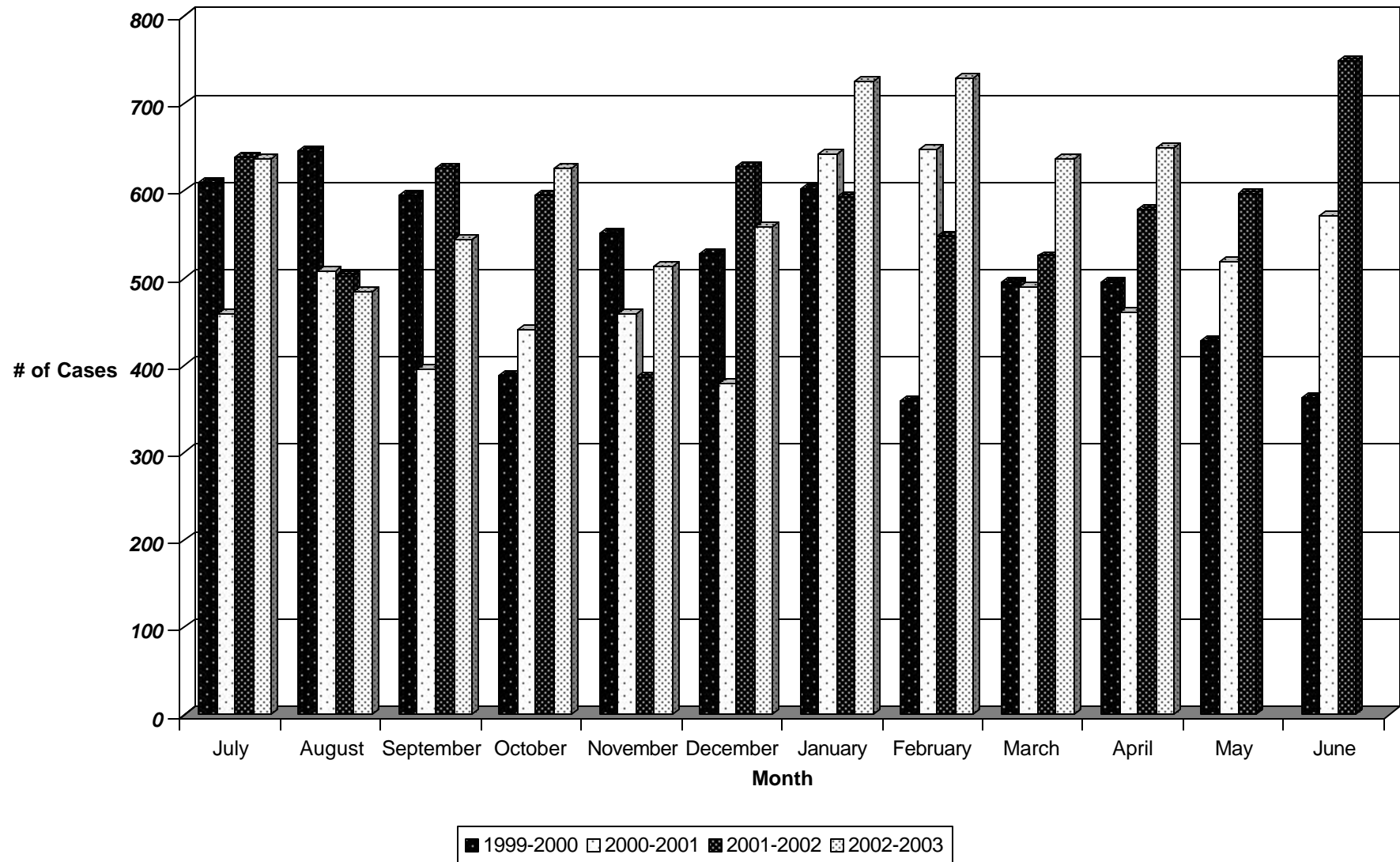
**4. Traffic Diversion Program:** The majority of our traffic citations are resolved through the imposition of a fine. In accordance with longstanding court policies, traffic citations involving juvenile first time offenders and senior citizens (persons over 65) may be referred to one of several driver-education programs. In addition to completing the assigned program, defendants may also be required to receive no new convictions for a designated period of six months or more. Defendants are also required to pay a court diversion fee. Upon meeting these requirements, the citation may be dismissed. Traffic diversion programs are primarily offered to first time offenders.

**5. Court Interpreters:** Though not required by state law in traffic cases, the court regularly provides interpreters to defendants (typically Spanish-speaking) who are unable to effectively communicate in English. As needed, the court provides interpreters for other non-English-speaking defendants. The court regularly provides letters and other documents in Spanish in traffic, juvenile and civil-infraction cases.

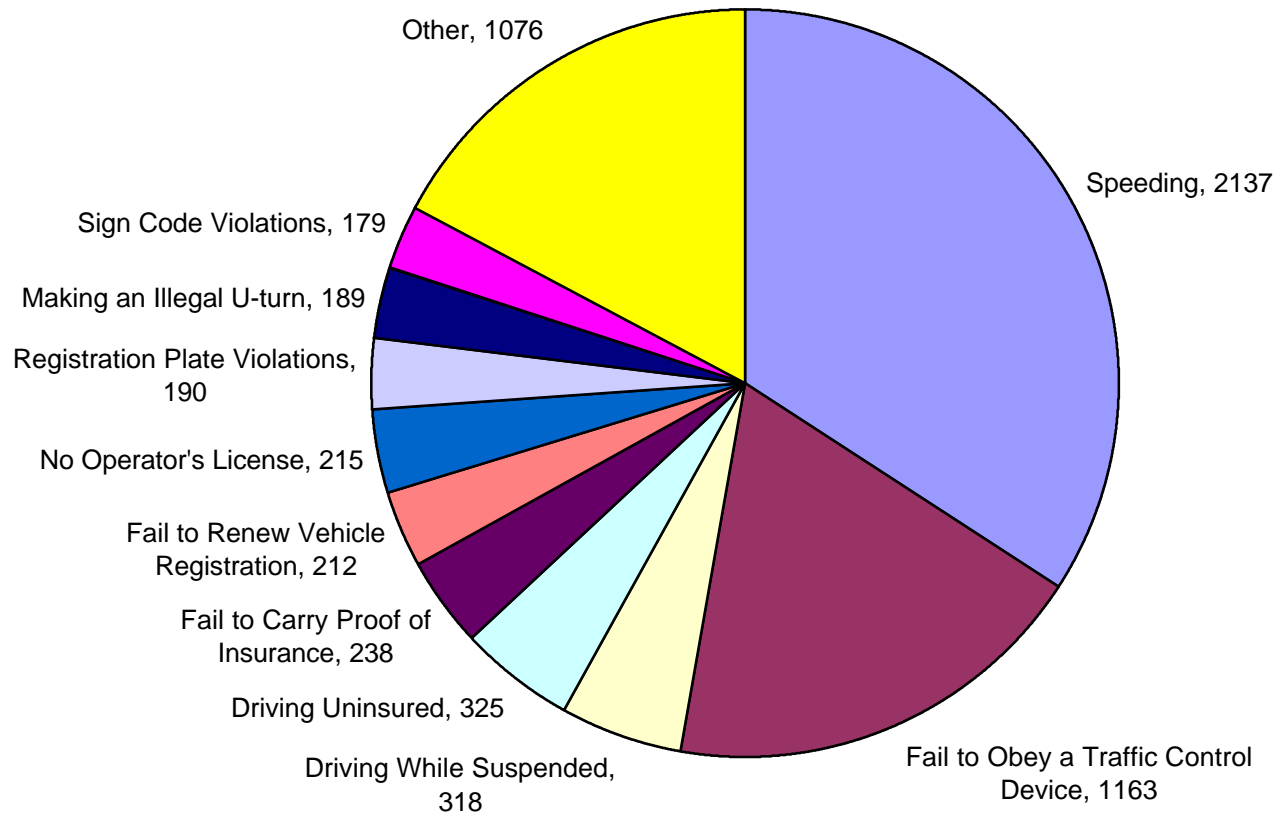
**6. Court Publications:** The court is committed to providing information about Oregon law and court procedures in understandable form, both online and in its written materials.

**7. Court Rules:** The court follows the Uniform Trial Court Rules (UTCRC) as adopted by the Oregon Supreme Court. Local rules are available to the public online and at the front counter.

**Traffic Caseload Comparison FY 00/01 - 02/03**



### 2002-2003 Top Ten Cited Violations



CITY OF TIGARD, OREGON  
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Metro Goal 5 Status Report

PREPARED BY: Duane Roberts DEPT HEAD OK \_\_\_\_\_ CITY MGR OK \_\_\_\_\_

---

ISSUE BEFORE THE COUNCIL

This is an informational update on the development of the regional Goal 5 management plan for fish and wildlife habitat.

---

STAFF RECOMMENDATION

This is an "information only" agenda item. No Council action is required.

---

INFORMATION SUMMARY

Metro is preparing a plan for regional fish and wildlife habitat protection in accordance with Statewide Planning Goal 5. The planning process includes three phases: 1) determining which resource sites are significant; 2) determining whether to allow, limit, or prohibit the development of resource sites; and 3) developing a protection plan consistent with the step two determinations. So far, Metro has completed the first phase of the planning process, inventorying and identifying significant resources. The target date to complete the second phase, or conflicts analysis, is May 2004. The target date for completion of the protection plan is December 2004. The attached memo provides a brief sketch of the regional Goal 5 process to date, along with an overview of the remaining steps and timeline. It also overviews the Washington County "basin approach", which gives County jurisdictions responsibility, with Metro oversight, for completing the remainings steps in the Goal 5 process for regional resources sites located within Washington County.

The "Goal 5 Communication Plan" includes proposed City web page Goal 5 information and inventory map postings. It also includes staff participation as part of the basin group in two Goal 5 public open house meetings. The first of these is set for September 10, 2003.

---

OTHER ALTERNATIVES CONSIDERED

Does not apply.

---

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Growth Management Goal #1, Accommodate Growth while protecting the character and livability of new and established areas (natural resource protection identified as one of the action strategies under this goal).

---

ATTACHMENT LIST

Attachment 1: Regional Goal 5 Status Report

Exhibit A: Metro's Fish and Wildlife Habitat Protection Plan

Exhibit B: Integrated Work Program for Metro and Tualatin Basin Goal 5 Approach

---

FISCAL NOTES

This fiscal implications of regional fish and wildlife habitat protection are unknown at this time.

## Regional Goal 5 Status Report

### Executive Summary

Goal 5 is the statewide planning rule that requires local jurisdictions to develop protection programs for twelve resources. Metro has chosen to exercise its discretionary authority to develop a regional plan for two of the resources, fish and wildlife habitat. The reason is its determination that local Goal 5 plans within its boundaries have been ineffective in preventing the loss of these two resources. The current regional Goal 5 planning effort began two years ago in early 2001. The effort's intent is to provide higher and more comprehensive protection than is provided in the Metro Title 3 regulations and in local Goal 5 plans. The three-step process being followed is based on the statewide Goal 5 procedures and includes (1.) conducting an inventory of the riparian and upland wildlife resources, (2.) resolving conflicts between protection and development, and (3.) developing a management plan.

So far, Metro has completed the inventory step in the three-step process. The riparian and wildlife inventories created are science-based. Some 52 per cent of the combined inventory is subject to Title 3 regulations. The inventory establishes sites for step two in the Goal 5 process, the ESEE (Environmental, Social, Economic, and Energy) analysis. This step generally involves identifying and resolving conflicts between development and preservation. Science is not the only consideration when resolving these conflicts. The environmental, social, economic, and energy aspects are all used in making protection decisions. Step two is where science and policy merge.

At this time, Metro is completing methodology studies to provide the framework for conducting a region-wide ESEE that will identify areas for prohibiting, limiting, or allowing development. The target date for completing this step is mid-2004.

The final procedural step is the program phase. During this step, Metro will develop a management program in accordance with the decisions from the ESEE. Adoption of the program is scheduled for the end of 2004. The protection program will deal with acquisition, education, incentives, and regulations. A basic assumption is that restoration will be part of the program. The biggest question regarding the program is how wide the buffer or "no touch" areas will be.

Last year, Metro Council decided to allow individual and groups of jurisdictions the option of completing the two remaining steps in the Goal 5 process for resource sites located within their hydrologic areas. The Tualatin River basin group, consisting of all the Washington County jurisdictions, was formed to make use of this option. Under an IGA with Metro, the group is responsible for completing a basin-wide ESEE and developing a management program that will improve the overall environmental condition of the basin and each of eleven sub-basins within it. The basin group recently has developed a work program and timeline that integrates with the new Metro work program and timeline.



# Regional Goal 5 Status Report

## I. Introduction and Background

As part of its state-required periodic review update, Metro is in the process of developing a plan for regional fish and wildlife protection in accordance with Statewide Goal 5. This memo provides a brief sketch of the regional Goal 5 process to date along with an overview of the remaining steps and the timeline for their completion. This includes very recent changes in the Goal 5 timeline and work plan.

### City Coverage

City coverage of and participation in the regional Goal 5 process includes the following elected and public officials and committee assignments.

- Mayor Griffith & J. Hendryx: Tualatin Basin Natural Resources Coordinating Committee
- Jim Hendryx & D. Roberts: Tualatin Basin Natural Resources Steering Committee
- B. Shields & B. St Amand: Countywide Goal 5 Communications/Outreach Committee
- Joel Groves: Goal 5 GIS Committee

Staff-level involvement also includes an ad hoc Goal 5 working group consisting of staff from the CD, Engineering, and Public Works Departments.

### Goal 5 What and Why

Goal 5 is the statewide planning rule that requires local jurisdictions to develop protection programs for twelve resources. The rule gives regional governments discretion to plan for all or some of the resources. Metro has elected to pursue management plans for two of the resources, fish and wildlife habitat. Its rationale is that the quality and quantity of these resources within the region has been declining. Metro's decision also reflects its determination that the various locally adopted Goal 5 management programs for these resources are "inconsistent and inadequate".

Metro's general goal is to stop resource loss and improve habitat within the region. The regional government's official vision statement relative to Goal 5 is as follows:

The region should conserve, protect and store a continuous ecologically viable streamside corridor system, from the headwaters to their confluence with other stream and rivers, and with their floodplains in a manner that is integrated with the surrounding urban landscape. This system will be achieved through conservation, protection, and appropriate restoration of streamside corridors through time.

The policy and programmatic focus of Metro's Goal 5 efforts relate to this overarching goal and vision. At the same time, in its Goal 5, Metro intends to go above and beyond the Goal 5 rule and try to comply with the Clean Water and the Endangered Species Acts.

## Historical Background and Goal 5 Steps

In the mid-1990's, the then-sitting Metro Council developed a three-phase regional vision for resource protection. In proposed implementation order, these phases included Title 3, Goal 5, and stormwater management. Title 3 and Goal 5 are concerned with land use regulation, while stormwater management involves technical standards for low impact designs and practices that allow stormwater runoff to seep into the ground. The latter are considered non-land use decisions, and, therefore, unlike Title 3 and Goal 5 decisions, are not subject to DLCD review and concurrence.

The Title 3 program was adopted in 1998 and addresses floodplain management and water quality. Its key provisions include floodplain protection and mandatory setbacks from streams and wetlands. As indicated, Metro adopted Title 3 as the starting point for water quality protection in the region. The Title 3 requirements were regarded as the minimum actions necessary for the interim protection of riparian resources until Goal 5 could be developed.

Goal 5 addresses riparian areas and upland wildlife. Metro's first Goal 5 effort started in spring 1999 and was cut short in early 2000. The reason for its abandonment was political and public criticism of the 200 foot regulatory corridor Metro was considering at the time. Another reason was the potential legal challenge related to Metro's Goal 5 planning process, which did not rigorously follow the required state procedure steps.

## **II. Goal 5 Process**

The current Goal 5 effort began in early 2001. The focus is the same as before: (1.) riparian corridors and wildlife habitat areas within the riparian corridor and with (2.) wildlife habitat in upland areas. What's different this time is that Metro is strictly following every step in the Metro Goal 5 process and allowing public involvement at every stage. Public involvement presently occurs through four Goal 5-related technical and policy advisory review committees. In the future, it will include two public mailings to potentially affected landowners and public hearings. The statewide process presently being followed includes the following steps and decision points.

### *1. Inventory resources.*

*Determine which resources are significant.*

### *2. Identify potential development conflicts and conduct ESEE analysis.*

### *3. Adopt a protection plan.*

The inventory step involves determining location, quantity, and quality and determining which resources are "significant", broadly defined. The conflicting uses step involves identifying land uses (based on zoning) that might conflict with resource protection. The ESEE step involves determining the full range of consequences related to protecting the resource and to allowing its development.

The protection plan step involves the adoption of a management program in accordance with the decisions from the ESEE. (Exhibit A)

## Inventory Step

The first step in the three-step Goal 5 process is to complete an inventory and map of the environmental features that support habitat. Metro completed this step last year.

At the beginning of this step Metro developed a science technical report. The report describes the attributes of a healthy landscape and provides the approach used to complete the inventory step. From the science report, Metro developed criteria, called the six functions of healthy streams, which were used to inventory the quality of riparian corridors. To account for the width of functions, Metro looked at averages in the literature. The six functions are:

1. Stream flow moderation and water storage
2. Bank stabilization, sediment and pollution control
3. Microclimate and shade
4. Large wood and channel dynamics
5. Organic material sources
6. Riparian wildlife habitat and connectivity

Metro mapped upland or isolated wild life habitat based on a separate set of inventory criteria. These include six criteria and are based on the Greenspaces Natural Areas model. The basic unit of analysis for the upland wildlife criteria is the "patch", defined as a contiguous area of two or more acres. The six criteria are:

1. Size of area
2. Connectivity and proximity to other areas
3. Sensitive species richness
4. Connectivity and proximity to water resources
5. Interior habitat size
6. Unique and sensitive species habitat

Riparian corridor and wildlife sites were rated according to separate scoring systems developed by Metro. The definition of "significance" chosen by Metro Council was a cut off score of one point for the former and two points for the latter resource site types. Completion of the inventory step involved adoption of an integrated inventory map of significant riparian and upland wildlife sites.

When the riparian corridor and wildlife maps are overlaid, they show 94 per cent of the same area. Other key statistics are that 24 per cent of all the land inside the Urban Growth Boundary falls within the resource inventory. Approximately 80 per cent of the resource inventory inside the UGB is on private land. Some 52 per cent of the inventory overlaps with floodplains, steep slopes, or water quality protection buffers and is subject to Title 3 regulations.

Metro is pledged to consider map corrections all along the goal 5 process, including the ESEE and program steps. A post adoption map correction process also is pledged. The City submitted a list of Tigard-area corrections during the inventory phase, which were reviewed and concurred with by Metro.

As a final point regarding the inventory, it is well to note that the identification of a resource may or may not result in its protection. As detailed below, resource protection will depend on analysis and Metro decisions yet to be completed.

As shown in the chart, the next step in the Goal 5 process is identifying conflicts and completing an ESEE analysis for the regional resources.

### ESEE Analysis

As mentioned, the inventory step establishes sites for the Environmental, Social, Economic, and Energy (ESEE) or trade off analysis. The ESEE analysis generally involves identifying conflicts between development and preservation and how they should be resolved. The Metro ESEE is intended to describe the positive and negative economic, social, environmental, and energy consequences of protecting regionally significant riparian corridors and wildlife habitat.

As part of the ESEE, the Goal 5 rule requires governments to define an impact area for each significant resource site. The impact area is the area in which allowed uses could adversely affect the identified resource. It defines the geographic limits within which to conduct the ESEE analysis for the identified significant resources. The rule provides discretion on how to identify the impact area. In Metro's case, it has defined impact areas around resource sites ranging from 25 to 150 feet. The wider width applies to streams, lakes, and wetlands that have, according to the riparian inventory, adjacent areas with no resource value.

To give methodological guidance to the preparation of the ESEE analysis, Metro is developing separate technical papers on each of the ESEE components: Economic, Social, Environmental, and Energy. The economic consequences analysis will use the 2040 land use hierarchy and economic data to assign economic values to properties from a future perspective. Metro has hired a team headed by the economic consultant EcoNorthwest to produce the analysis and has created an Economic Technical Advisory committee. The environmental, social, and energy technical papers are being produced by Metro staff and, unlike the economic paper, currently are available in draft form. The environmental analysis focuses on the functions and values of riparian and wildlife areas. The social and energy analyses, respectively, address the social benefits of resources and how energy use relates to the environment. All three currently available analyses are very broad and theoretical at this point.

The completed methodology studies will provide the framework for conducting a region-wide ESEE that will identify areas for prohibiting, limiting, or allowing development. How decisions will be made regarding prohibit, limit, and allow will not be known until Metro completes the methodology report and gets into the details of the regional ESEE.

### Program Phase

After the regional ESEE, the next and final step in the Goal 5 process is the program phase. During this step, Metro will develop a management program for the riparian and

upland wildlife areas in accordance with the decisions from the ESEE to allow, limit, or protect resource sites.

As indicated in the vision statement, the program will deal with acquisition, education, incentives, and regulations. The only certainty about the program at this time is the assumption that the Metro Goal 5 program will provide higher and more comprehensive protection than the Title 3 regulations. The Metro Council will pick from several options, after considerable public discussion and debate, from substantial additional regulation to minimal additional regulation. The updated timetable for the level of protection decisions is discussed below. The biggest question regarding the program is how wide the buffers or "no touch" areas will be.

### Timeframe

The target dates to complete the various goal 5 steps have been revised several times. The latest revised timeframe includes completing the ESEE analysis by spring 2004 and adopting a region-wide protection program decision by December 2004. The target date for local implementation of the management program has not been set but typically would be two years from Metro adoption. However, the implementation timeline applying to Washington County and Tigard will be much shorter than would be the case under normal circumstances, as explained below.

## **III. Basin Approach**

In early 2002, Metro Council decided to allow individual and groups of jurisdictions the option of completing the remaining steps in the Goal 5 process for their respective basins. This delegation of responsibility was proposed to Metro Council by the Washington County jurisdictions and is referred to as the "basin approach". Under it, Metro was to establish regional parameters for conflicting uses and the ESEE decision process along with a timeline for the completion of any basin plans. The rationale for turning the protection program decisions over to the local jurisdictions, with Metro oversight, was to give local jurisdictions the opportunity to tailor the program to local conditions based on locally available knowledge and information, such as the CWS Healthy Streams inventory.

The scope and details of the basin approach are defined in an IGA between Metro and the Tualatin River basin group, the only jurisdiction or group to make use of this option. The IGA gives the basin group responsibility for completing a basin ESEE and developing a management program and stipulates that the ESEE program will be sent to Metro Council for review and concurrence. The review standard for the program is general and includes improvement of riparian area function within the basin area as a whole and within each of eleven subareas within the basin. If approved by Metro as substantially complying with this broad standard, the IGA provides that the management program will be implemented by each jurisdiction within the basin within three months.

The Tualatin Basin group is an alliance of all the county jurisdictions, including Tigard, plus Tualatin Hills Park and Recreation District and Clean Water Services. Its main features are defined in a formation IGA. These features are that the mayor's and the County Commission Chair are the primary representatives to a coordinating committee,

decisions about resource management are made by the committee as a whole, the decision making process includes public hearings, and all the jurisdictions contribute to the cost of planning work and appoint staff to share technical work.

From a local perspective, the advantages of participation in the Goal 5 basin option are:

- the potential for greater local control and flexibility in the development of the protection plan;
- the potential for integrating regional Goal 5, Clean Water Act, and Endangered Species requirements; and
- the opportunity to apply the detailed data collected in the countywide CWS inventory of streams and adjacent areas. The significance of the CWS inventory derives from the fact that it is based on detailed on-the-ground evaluations, as opposed to the air photos and computer models used as the basis for the Metro inventory.

The main disadvantages are:

- The consultant and legal costs (Tigard's overall share is approximately \$15,000) associated with completing the basin-wide ESEE and developing the management program;
- The staff commitment required to complete the ESEE for local sites and to participate in the development of the basin management program

#### Revised Metro and Basin Flow Charts

When first discussed in early 2002, a key assumption underlying the basin approach was that Metro would conduct a "high altitude" ESEE for the entire region, which, when completed, the Tualatin basin would use as a template to conduct a more refined, site specific ESEE.

In March of this year, after a re-examination of the Goal 5 work program, Metro Council decided to move away from the two-level analysis to focus on a regional analysis and to add a new element called the pre-program step. The new step is intended to shorten the amount of time needed to develop and adopt the protection program once the ESEE step is completed.

With the sub-basin level emphasis gone under Metro's new methodology and the pre-program step added, the basin approach no longer matches up with the Metro approach in terms of process and timing. After an evaluation of the merits and feasibility of modifying the basin approach, a Metro-approved adjusted basin work program has been developed that is believed to reasonably coordinate with the new Metro process. The proposed draft integrated work program and timeline that would maintain the basin approach is attached. (Exhibit B)

In its April meeting, the basin policy committee discussed and unanimously agreed in concept to the new work program and timetable. It was to be brought back at the May meeting for adoption. The adjusted approach maintains the same policy goal of

improving conditions within the basin as a whole and within each of eleven subareas and of following procedure steps that are reasonably consistent with Metro's.

i/citywide/goal5memo.doc



## Metro's Fish and Wildlife Habitat Protection Plan

and  
State Goal 5 Requirements  
November, 2001

### Step 1. Inventory

#### A. Collect information about Goal 5 resource sites

(This includes identifying the location, quantity, quality of resources). Consultation with state and federal agencies.

#### B. Determine the adequacy of information

#### C. Determine "significant resource" sites

#### D. Adopt a list of significant resource sites

(Final action on this item may be deferred until steps 2 and 3 are also completed.)

#### Other Tasks

- Preparation of scientific literature review and draft application methods\* (used in "A" & "C")
- Early public and land owner involvement
- Determine "regional resources"\*\*\*
- Peer review of scientific literature and application methods\* (part of "A" & "C")
- Existing local plan review and analysis\*\*
- Consider state safe harbor as alternative\*
- Advisory committee review
- Federal agency ESA coordination\*

### Step 2. ESEE Analysis

(Economic, Social, Environmental and Energy impacts)

#### A. Identify conflicting uses

#### B. Determine the impact area

#### C. Analyze the ESEE consequences

#### D. Determine whether to allow, limit, or prohibit identified conflicting uses

#### Other Tasks

- Peer review of ESEE analysis\*
- Continued public outreach
- Advisory committee review
- Restoration opportunity identification
- Federal agency ESA coordination\*

### Step 3. Program to Achieve Goal 5

#### A. Develop program, including possible incentives, acquisition, public education and regulatory elements

#### B. Adopt Metro Plan

#### C. Local Government Implementation

#### Other Tasks

- Continued public outreach
- Advisory committee review
- Federal ESA consultation and request for limit on take\*



\* not required

\*\* Metro only requirement



# DRAFT

## Integrated Work Program for Metro and Tualatin Basin Goal 5 Approach

Metro				
	August 2003	Preliminary Regional ESEE	step 9	Staff Draft
	July 2003	Pre-Program Concepts	step 11	Council Decision
	December 31, 2003	Synthesis Report	step 13	Staff Draft
	May 1, 2004	Regional ESEE Decision - ALP Map	step 15	Council Decision
	December 31, 2004	Program Decision		Council Decision
Tualatin Basin NRCC				
2003	April	Draft Work Program/Timeframe & Draft Adjustments to TB IGA		
	May	Decision on Work Program, TB IGA, Consultant Contract		
	June	Existing Environmental Health – HUC level		
	July - August	Initial ESEE Approach/Rules – site level, for Jurisdiction Review and Analysis		
	August – Aug 2004	Initial Discussion Pre-Program Concepts		
	September	Additional Discussion Pre-Program Concepts: Allow-Limit-Prohibit		
	December	Initial Review HUC/site Level ESEE & ALP Map (Map 1)		
2004	January	Public Notice #1 & Second Review HUC/site level ESEE Analyses and ALP (Map 2)		
	February	Public Hearing #1		
	April	ESEE/ALP Decision		
	May	Initial Discussion Program Concepts		
	June	Decision Draft Program & Public Notice #2		
	July	Public Hearing #2		
	August 9	Tentative Program Decision		
	August 16	Final Decision – Adopt ESEE/ALP/Program, Report on Effect of Program on Environmental Health of HUCs		
		120 days		
	December 16	Metro Council Comply/Substantially Comply Decision		
2005		180 days		
	May 31	Local Adoption Due		

CITY OF TIGARD, OREGON  
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Local, County, and State Affordable Housing Activities of Interest to Tigard

PREPARED BY: Duane Roberts DEPT HEAD OK \_\_\_\_\_ CITY MGR OK \_\_\_\_\_

---

ISSUE BEFORE THE COUNCIL

This is an informational item designed to keep Council informed of activities and developments in the affordable housing area. No City action is required.

---

STAFF RECOMMENDATION

Not applicable.

---

INFORMATION SUMMARY

The purpose of the meeting is to assist Council in staying abreast of housing issues and activities at the local, county, and state level that affect Tigard. Four guest speakers will be present to discuss and answer questions regarding a range of affordable housing topics of local interest within their respective areas of expertise.

Michael Soloway, Deputy Director of Community Partners for Affordable Housing, will provide a general update on the Tigard-based, non-profit organization's current and future activities and programs, including a proposed new low-income housing project located adjacent to the Washington Square Regional Center.

Susan Wilson, Director of Washington County Housing Services, will focus on her agency's recent acquisition activities within Tigard. In 2001 and 02 the housing authority acquired 192 new apartment units within the City. Altogether, the agency currently owns and manages 224 housing units in Tigard. The most recent of these is the apartment complex on Bonita formerly known as Tiffany Court. Until its acquisition by the housing authority, Tiffany Court was one of the highest crime areas in the City. Ms. Wilson will highlight the authority's present and proposed efforts to upgrade the complex and operate it as safe and decent affordable housing.

Craig MacColl, Executive Director, Vision Action Network, will discuss the Community Housing Fund. A task force of the County-sponsored Vision-West Strategic Planning Group recommended establishing a housing trust fund to provide new funding for affordable housing development. In recent months, a working group has created a business plan for the fund. The fund's mission is to combine public, private, and philanthropic resources to create a new source of capital that will leverage financing for the construction and rehabilitation of rental and ownership housing. The 10-year Fund vision is to secure \$15 million in capital that will leverage additional resources to create approximately 1,000 affordable housing units in Washington County. Attachment # 1 provides additional information on the fund.

John Blatt is the Executive Director for the Association of Oregon Community Development Organizations (AOCDO), a nonprofit association of those engaged in and those who support affordable housing

development. Membership includes over 50 non-profit developers of low-income housing throughout the state. On average, the state provides 20% of the funding for units developed by non-profits within Oregon. Mr. Blatt will provide a timely update on pending bills in the current legislative session that relate to affordable housing. The most important of these are:

- A plan to use funds from the Housing Trust Fund to fill the state budget shortfall. Interest from the \$15 million fund is used to fund affordable housing grants.
- A bill to raise the cap on the Affordable Housing Tax Credit.
- A bill to renew the local option property tax exemption, scheduled to sunset this year. Tigard has provided a tax abatement program for affordable housing since 1996.
- A bill to allow an exception for a real estate transfer tax in metropolitan Portland and Ashland.

The "communication plan" relative to affordable housing consists of posting the adopted Tigard Housing Program report on the City web page and the web posting and mailing to potentially interested parties of information on the City's housing fee subsidy program. It also includes a web link to the Housing Connections multiple listing service for metro-area affordable housing.

---

#### OTHER ALTERNATIVES CONSIDERED

Not applicable.

---

#### VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Growth and Growth Management, Goal #3: Partnerships for advocacy for development of additional units and preservation of affordable housing are encouraged and supported by the City and the community.

---

#### ATTACHMENT LIST

Attachment 1: March 2003 Vision Action Network flyer – Community Housing Trust Fund

---

#### FISCAL NOTES

Not applicable.



## Housing Issue Update:

### VAN Facilitates Development of Community Housing Trust Fund

March 2003



In December 2002 and January 2003, the Vision Action Network continued its focus on affordable housing by convening a diverse group of 27 leaders from the housing industry in order to create a business plan for the Community Housing Fund - a public, private partnership that will develop new sources of capital for affordable

housing throughout the County. The formation of this working group is an example of the unique resource that VAN provides to the community. Although an affordable housing trust fund concept had been discussed for several years in Washington County, no organization within the affordable housing community was positioned to take a leadership role. The mission of the Fund is to combine public, private and philanthropic resources to create a new source of capital that will leverage financing for the construction and rehabilitation of rental and ownership housing targeted to serve people neglected by the mainstream housing market. The 10-year vision of the Fund is to secure \$15 million in capital that will significantly leverage additional resources to create approximately 1,000 affordable housing units in Washington County. During the winter and spring of 2003 the Community Housing Fund will be going through the process of incorporating itself and forming an initial Board of Directors. If you would like to learn more about the Fund and the affordable housing challenge in Washington County, or to participate in future planning and publicity efforts for the Community Housing Fund, please contact Craig MacColl at 503/846-5792.

---

### Community Housing Fund Business Plan

#### The Need

Washington County is experiencing an affordable housing crisis.

During the 1990s Washington County's population grew nearly 43 percent to 445,342

people. Our housing costs are among the highest in the state. If bold steps are

not taken, Metro estimates a shortage of nearly 47,000 affordable housing units in the region by 2017.

- [Need](#)
- [One Solution - Community Housing Fund](#)
- [Key Design Principles](#)
- [Capital Sources](#)
- [Eligible Uses](#)
- [Income Targeting/Affordability Requirements](#)
- [Distribution of Funds](#)
- [Governance](#)
- [Operations](#)

Based upon the 2000 census, Washington County's median home value was \$184,800 - 21 percent above the state average. While the median cost has nearly doubled since 1990, the average household income has only risen by 28 percent.

The median gross rent of \$720 is the highest in Oregon - 16 percent above the state average. Out of the 169,162 occupied households in the county, 45,289, or 26 percent, pay more than 30 percent of their income for housing. The vast majority of renter households pay more than 35 percent of their income for housing. Further, Washington County's Consolidated Plan estimates that nearly 7,000 households pay more than 50 percent of their income for housing and approximately 6,700 are at risk of homelessness. **Clearly something must be done .**

Washington County has an active housing development community composed of both nonprofit and for-profit developers and the local housing authority. These developers are complemented by a continuum of social service providers that match supportive human services with the needs of those living in affordable housing. Their capacity to develop additional units is limited however, by the amount of available equity capital.

Limitations on the production of affordable housing have historically been financial. Following an 18-month study of the region's housing needs, exploring regulatory and funding strategies to meet current and anticipated demand for affordable housing, a 24- member Metro Task Force acknowledged that many of the initiatives identified could not move forward without a new source of funding. Neither the market nor government is able to generate enough equity to reduce the cost of developing and operating housing for those with low, very-low and



are chronically oversubscribed.

---

## One Solution - The Community Housing Fund

Creating additional capacity in the housing system is dependent on generating new resources. In a recent report on affordable housing, a task force of the Vision-West Strategic Planning Group recommended establishing a housing trust fund as a viable option to assist the County and its partners meet its share of the affordable housing needed in the region.

The mission of the **Community Housing Fund** (The Fund) is to combine public, private and philanthropic resources to create a *new source* of capital that will leverage financing for the construction and rehabilitation of rental and ownership housing targeted to serve people neglected by the mainstream housing market. Our 10 year vision is to secure \$15 million in capital that will significantly leverage additional resources to create approximately 1,000 affordable housing units in Washington County.

---

## Key Design Principles

The Fund is designed to be a *catalyst* for the understanding of, investment in and production of affordable housing in Washington County. We will enrich existing and develop new *strategic partnerships* between the public, private and philanthropic sectors to aggregate capital to support the creation of affordable housing in Washington County. We will be *innovative* in our approach to delivering *flexible* capital to the affordable housing market that *leverages, complements and supports* existing affordable housing funding programs.

---

## Capital Sources

The Fund will be capitalized from grants and donations from five strategic sectors: the public sector, corporate and business partners, private foundations, community of faith based organizations and individual donations. Capitalization of the investment pool will be limited in the early years as individual sector strategies are crafted, relationships are developed and proposals drafted. The attached capital projections assume The Fund will attract an initial capitalization of \$1 million in year one which will grow to \$15 million in year ten.

### **Public Sector -**

and federal government sources. This sector will play a key role early in The Fund's development. Most housing trust funds have at least one jurisdictional partnership that provides some form of highly reliable operating and investment capital over a start-up period of up to ten years. The Fund will approach local governments to assist in capitalizing the fund via direct contributions or challenge grants. The initial seeding from government partners will likely be an important litmus test for other potential contributors.

The State of Oregon, although a champion of affordable housing development, feels that there is no viable State program that can assist in the short run. The closest match may be periodic competitive investments of capital from the regional pool available through Lottery proceeds. This pool will likely target operating expenses versus the capital pool.

It is possible that our congressional delegation may be able to assist this effort through a targeted request for capital from one or more national programs, but this is of questionable reliability in this early planning.

The model assumes an initial capital investment of \$600,000 from the government sector in the first year, increasing to \$750,000 in years two and three, and further increasing to \$850,000 in years four through ten.

### ***Corporate Giving -***

Corporate giving is anticipated to be a key factor in long-term sustainability of The Fund. Nationally and in regions similar to Washington County such as the Silicon Valley and Seattle, housing trust funds see significant participation from key industries located in those communities.

Every employer has a stake in the quality and quantity of the affordable housing stock in Washington County. It is a key element both in the quality of life of their employees and in the long term retention of a high quality labor pool in the region. We expect that large employers in our community will be willing partners in this venture. Small and medium employers will play a role over time. The role of all employers may include everything from direct grants, gifts of stocks and donation time to assist in other community outreach efforts.

Industries aligned to the development of housing may play a role periodically through their internal annual giving programs, employee contribution match programs and direct grants from these corporations. Potential industries to be assessed are financial institutions, real estate

contractors, materials suppliers, and trade unions.

We project that corporate giving will start small (\$75,000) in year one. We project strategic long term growth from the corporate sector as our message is honed, relationships are developed and The Fund's performance can be documented. Increases are projected at the rate of \$25,000 in year two through four, \$50,000 in year five to seven and \$75,000 in years eight through ten.

### ***Private Foundations -***

Foundation support is divided into two categories, those interested in seeding new ideas and others that participate after the program has seasoned for a few years. Few foundations give on more than a single-year basis, and fewer still like to build community capital resources. Despite this reality, we believe private foundation giving will play a consistent role, but with few participating on an ongoing basis. For this sector to be a consistent source of support it will require staff research, the development of relationships with foundation program officers, well defined strategies and measurable outcomes.

We are fortunate in our area to have a number of small to large private foundations that will be approached to assess their interest in supporting The Fund. Among the likely local resources are the following private foundations: Meyer Memorial Trust, Collins Foundation, and M.J. Murdoch Charitable Trust. Regional and national foundation resources may include such diverse players as the Paul Allen Foundation, Enterprise Foundation, Spirit Mountain Community Fund, Gates Foundation, Northwest Area Foundation, Kresge Foundation, and Ford Family Foundation.

The capital projections assume a consistent \$30,000 level of support from foundations in years one through three increasing by \$25,000 every three years over the period.

### ***Faith-Based Sector -***

The faith-based sector is emerging both nationally and locally as a strong and willing player in community development. The Vision Action Network today plays a key role in supporting the Washington County faith-based initiative. This sector has deep interest in supporting and housing special needs populations in Washington County. With adequate relationship development and maintenance we project that this sector can generate \$150,000 annually over the period.

### ***Individual Giving -***





Individual giving is the cornerstone of most community-based philanthropic efforts. The Fund's long-term sustainability likely will hinge on this sector's support. It is unlikely however that individual giving will be a major source of funds in the near term. Marketing will be a key element in reaching citizens of the County and turning their attention to this new charitable purpose. The board of directors will play a key role in direct giving and in linking The Fund to other individual donors in the community. The capital projections assume \$150,000 in individual donations in years one to three, increasing to \$225,000 in years four through six and increasing again to \$300,000 in year seven to ten.

---

## Eligible Uses

Investments from The Fund must support one of the following activities:

- **Rental Housing Production/Preservation** with a focus on providing/preserving shelter for extremely low, very low and low income households.
- **Special Needs Housing** with a focus on creating shelter for vulnerable populations who have difficulties accessing the conventional housing markets.
- **Ownership Housing** with a focus on creating ownership and wealth creation opportunities for low and moderate income households.

The Fund defines *extremely low-income* as household earning up to 30 percent median family income (MFI), *very low-income* as households earning between 31 and 50 percent of MFI, *low income* as households earning between 51 and 80 percent of MFI and *moderate income* as households earning between 81 and 120 percent of MFI.

---

## Income Targeting/Affordability Requirements

The Fund is designed to *complement* and *support* existing affordable housing funding programs. To the greatest degree possible, income requirements, affordability restrictions and recapture provisions are deferred to other subsidy providers.

If no other subsidy provider is funding a project, income and affordability requirements will be negotiated on an individual basis. In those instances, The Fund will use other subsidy funders income and affordability requirements as a guide in negotiations.



---

## Distribution of Funds

The Fund's Board of Directors will establish priorities bi-annually. Priorities will be developed in collaboration with other state and local funding sources to ensure that investments from The Fund *complement* other funding programs.

The allocation of funds will attempt to balance two key goals - to allocate resources for the creation of affordable housing and to create a fund that will become self-sustaining over time. To achieve these goals, 75 percent of the annual capital contributed to The Fund will be awarded to successful applicants. The Fund will maintain this 75 percent allocation ratio until it results in a \$1 million annual allocation pool. The allocation ratio will then be reduced to a level that will maintain the \$1 million annual allocation pool while enabling the corpus of The Fund to grow more rapidly. Funds not disbursed will be retained in a reserve account and invested to generate revenue to supplement The Fund's general operating budget. The reserve account may also be used from time-to-time to fund special initiatives of the board.

Investments from The Fund will be competitively awarded to eligible applicants under two allocation programs - a feasibility fund and a general allocation fund. Fifteen percent of the annual allocation will be set aside in a *feasibility pool*. Applications for investments from the *feasibility pool* will be limited to \$50,000. Funding requests under the *general allocation pool* program are limited to 15 percent of those funds. Funds will be awarded during two funding cycles. The funding cycles and award notifications will be timed to increase an awardee's competitiveness in other funding programs.

*Innovation* is encouraged. Investments will be structured to create the greatest *flexibility* for the developer while maintaining The Fund's fiduciary responsibility to our funders. Investments can be structured as grants, loans or in such other form as may be appropriate to the project. Investment funds can be used for, but are not limited to, feasibility studies, land options, predevelopment costs, land development, unit construction and permanent capital. The investment will be secured by documents appropriate to the type of investment.

---

## Governance

### ***Incorporating Board -***

volunteer committee of stakeholders will work to move The Fund through the incorporating and start-up phase. This work group will establish the legal structure, organize the incorporating board, prepare articles and by-laws, establish bank accounts and conduct the necessary initial business of the organization. It is expected that the work group/incorporating board will conduct organization activities from February through the fall of 2003.

### ***Operating Board -***

To achieve the mission of The Fund, the Board will expand as The Fund moves into operation. The initial Board will expand up to a maximum of twenty-one members at full strength. Recruitment and expansion of the board, and the nominations process will be the first, and most important, board development activity. The ability of The Fund to successfully carry out its mission depends upon the strength of its governing board.

Board members will serve three years terms and members can serve a maximum of three terms. Board membership will be structured to ensure a balance of sector representation and to enable The Fund to effectively compete for various government and foundation funding programs.

The board will provide strategic direction for The Fund, choose and nurture strong leaders, and ensure The Fund's financial and legal health. The Board will be a diverse group of individuals that are committed to the mission and possess substantial leadership, fundraising and affordable housing skills and expertise. They will set policy that guides the work, and evaluate management and itself with an eye toward continuous improvement. The Board will have several functions but foremost among them are:

- **Legal Responsibility:** The Board will be composed of volunteers who have no personal financial stake in the organization and therefore can provide effective management and financial oversight. The Board will have fiduciary responsibility for all funds managed, invested and expended by the organization.
- **Promote the Mission:** The directors will support the mission of The Fund and actively seek to promote it. Members will advocate for The Fund by promoting its mission and goals within the community, local government and within the business community. Members must be well connected, respected, and politically connected within the County and broader community.
- **Establish Policy:** As stewards of The Fund, the Board will take



process. The board will make major financial, operational and policy decisions for The Fund

- **Fund Raising:** Fund raising is an expectation of each member of the Board. The ability to raise funds will be a very important measure of the success of The Fund Board. Members are expected to be regular contributing donors themselves. The board members will actively recruit committed business leaders, foundations, and individuals to regularly contribute funds to achieve the goals of The Fund.

### ***Technical Advisory Committee -***

The board will establish a technical advisory committee made up of experts in the affordable housing field. The advisory committee will provide input to the board on program policy development and implementation. The advisory committee structure allows the board to gain valuable insight from industry practitioners and provides potential applicants with the opportunity to appropriately influence The Fund policies while avoiding a conflict of interest.

---

## **Operations**

The initial operation of The Fund has been separated into three distinct phases. The accompanying financial projections display our operating expense assumptions on a July 1/June 30 fiscal year.

**Phase one** is the start-up phase that consists of incorporation, initial relationship development and fund raising and creation of the basic organizational infrastructure. This phase is projected to run from February 1, 2003 to December 31, 2003.

**Phase two** is when The Fund will hire initial staff. This phase will focus on creation and implementation of a capitalization strategy, continued relationship development and fundraising from the various funding sectors, grant writing and developing the internal administrative and contract management systems. Additionally, work will begin on creating allocation policies, priorities, application and award processes. The phase is projected to run from January 2004 through January 2005.

**Phase three** is program implementation. Fund raising will be a continued priority during this phase and for the life of The Fund. Entering phase three, The Fund will have amassed adequate capital to issue its first Notice of Funds Availability. Work will concentrate on educating the

priorities for first round funding. Additionally, The Fund's application, award and disbursement processes will be tested and refined. Phase three is projected to run from January 2005 through July 2006.

### ***Staffing -***

The Fund is designed to have a lean staffing pattern. Over time The Fund's staffing structure will ideally mature to 2.5 FTE. With the support of the governing board, staff will have lead responsibility for capitalizing The Fund, developing and implementing program activities and managing the fiscal and general administrative needs of the organization. A variety of skills will be needed to complete these tasks including: strong relationship development, fund raising and leadership skills; general knowledge of affordable housing development and finance; program and policy development; accounting, contract management and general administrative skills.

### ***Professional Services -***

The projections assume that The Fund will hire three primary contract services - Legal, contract underwriting and accounting.

*Legal* - Start-up legal expenses are expected to be provided through the County or through pro-bono services from area legal firms. It is only prudent however, to assume that The Fund will incur direct legal costs as fund raising begins and awards are made. The projections assume that beginning in year two that The Fund will use 8 hours of legal services per month at a billing rate of \$150.00 per hour. This cost is expected to increase at an annual rate of four percent.

*Contract Underwriting* - We assume that The Fund will contract for application underwriting services. These services may be secured on an individual consultant basis or contracted out to a specific firm to complete. The consultant will review all applications, conduct appropriate due diligence research, write an underwriting report and make a presentation to The Fund approval committee with action recommendations. We project that the consultant(s) will review approximately 10 applications annually. Each application will take approximately 16 hours to review/present and the consultant would be compensated at a billing rate of \$75.00 per hour. This cost is also expected to increase at an annual rate of four percent.

*Accounting/Audit* - The Fund will contract for accounting services. We project a need for two and one-half days of accounting services monthly at a billing rate of \$75.00 per hour. This cost is also expected to increase at an annual rate of four percent.

### ***Operating Expenses -***

This section of the financial projections outlines basic on-going operating expenses. Occupancy costs are projected at zero for the first three years of operations. We have assumed that office space will be donated by the County or corporate partners during the early years of Fund operations. The remaining expenses are projected based upon assumed current costs or allocated based on direct salaries. Most operating expenses are assumed to increase at the annual rate of four percent.

For more information about the Affordable Housing Trust Fund project: Please contact Craig MacColl, Executive Director, Vision Action Network at 503-846-5792, or via Email at [craig\\_maccoll@co.washington.or.us](mailto:craig_maccoll@co.washington.or.us)

--	--

AGENDA ITEM # \_\_\_\_\_  
FOR AGENDA OF 5/20/03

CITY OF TIGARD, OREGON  
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Presentation on City of Tigard 2003 Almanac (Fact Book)

PREPARED BY: Beth St. Amand DEPT HEAD OK \_\_\_\_\_ CITY MGR OK \_\_\_\_\_

ISSUE BEFORE THE COUNCIL

Review and comment on the *City of Tigard 2003 Almanac*, a compendium of population, business and building statistics for Tigard.

STAFF RECOMMENDATION

No action necessary.

INFORMATION SUMMARY

The almanac is an ongoing long-range planning project to compile various statistics about Tigard. With the proliferation of data today, particularly through the Internet, accessing detailed community information can be time-consuming for staff and confusing or inaccessible for the general public. The objective of the *2003 Almanac* release is to collect these valuable statistics in one location, making them easily accessible by citizens, staff, and the business community. The *2003 Almanac* contains the most recent data available for population (Census information), building (Building Department statistics), and the local economy (Census and business license information).

Portions of the almanac will be updated yearly (City-produced data); however, the Census data will be updated following the next survey and its results released.

OTHER ALTERNATIVES CONSIDERED

N/A

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Community Character and Quality of Life/Communication #1/Strategy 3: Encourage public participation through accessibility and education. The Almanac makes Tigard statistical information accessible to the general public.

---

## COMMUNICATIONS STRATEGY

The communications strategy is two-fold:

- 1) **Internal.** Each department will receive one printed copy of the Almanac, and the Almanac will be available electronically on the Internet. An E-mail will be sent to all City staff explaining what the Almanac is and how to access it.
- 2) **External.** A press release will be sent to the Tigard Times announcing the Almanac availability. The summary page will be available at the counter. The report will be available on the Internet and at the counter, and two reference copies will be installed at the Library.

---

## ATTACHMENT LIST

**Attachment 1:** City of Tigard 2003 Almanac

---

## FISCAL NOTES

N/A

I:\LRPLN\beth\Council\Council AIS 5 20 03 Almanac.doc



C i t y o f T i g a r d

---

# 2003 A l m a n a c

---

Facts and Figures about  
Oregon's 11th Largest City



# City of Tigard

## 2002 - 2003 Profile

The City of Tigard has been growing steadily since its incorporation in 1961. Over 44,070 residents make their home in this centrally located community 10 miles southwest of Portland, just minutes from I-5, Highway 217, and the many services available on Highway 99W. The Fanno Creek Greenway connects neighborhoods to the natural environment and several of Tigard's parks.

Tigard is governed by a four-member council and mayor. Council meetings take place on the second, third and fourth Tuesday of each month.

### Population

From 1990-2000, the city's population grew 39%. Aside from natural increases (births), these new residents came from out of state, elsewhere in Oregon, and Washington County. The median household income is slightly less than the county median of \$52,122. Fifteen percent of Tigard households make more than \$100,000, and 20.4% make less than \$25,000.

Population	
Estimated Population (2002)	44,070
Median Age (2000)	34.5 years old
Number of Households (2000)	16,507
Average Household Size (2000)	2.48 persons per unit
Median Household Income (1999)	\$51,581
Number of Housing Units (2000)	17,369
Number of Occupied Units	16,507
Owner Occupancy Rate (2000)	58.3%

### Economic

Wholesale trade, retail trade and the service industry all play a large role in Tigard's economy. Retail trade has the most establishments; and the retail and service industries employ the most people.

Economic Data	
Number of Businesses, 2003	2,838 (488 home-based)
Jobs (1997 Economic Census estimate)	28,233
Primary Economic Sector (receipts/sales)	Wholesale Trade
Tax Rate	2.51310 per \$1000 of assessed value
Total Assessed Value	\$4,547,490,295

### Diversity, 2000 Census Data

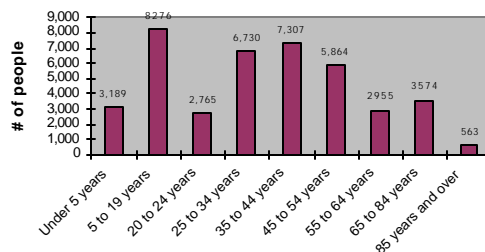
Hispanic or Latino (of any race)	3,686	8.90%
One race	39,986	97%
White	35,195	85.40%
Black or African American	468	1.10%
American Indian/Alaskan Indian	253	0.60%
Asian	2,298	5.60%
Native Hawaiian + Other Pacific Islander	220	0.50%
Some other race	1,552	3.80%
Two or more races	1,237	3.0%

\*Note: Hispanic or Latino is considered separately by the Census because an individual can be Hispanic or Latino and of any race

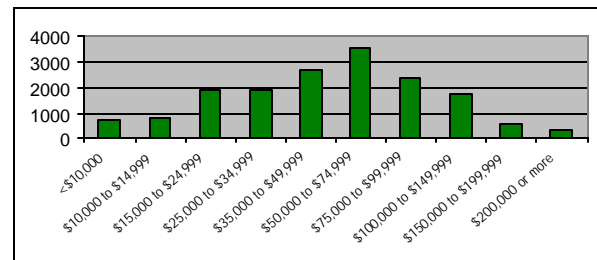
### Top 10 Private Employers by # Employees, 2003

Company	# Emp.
1. Renaissance Credit Services	1167
2. Meier & Frank	502
3. Nordstrom Inc.	476
4. Servicemaster Building Maintenance of Tigard	250
5. Rockwell Collins Flight Dynamics	249
6. Quest Diagnostics	246
6. Gerber Legendary Blades	246
8. Home Depot	241
9. Target	239
10. U.S. Bancorp Equipment Finance Inc.	234

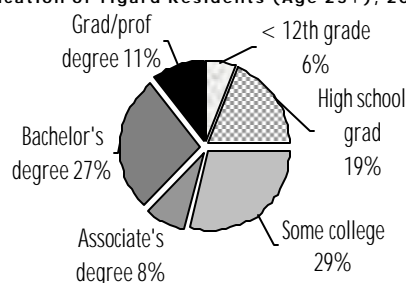
### Age of Tigard Residents, 2000



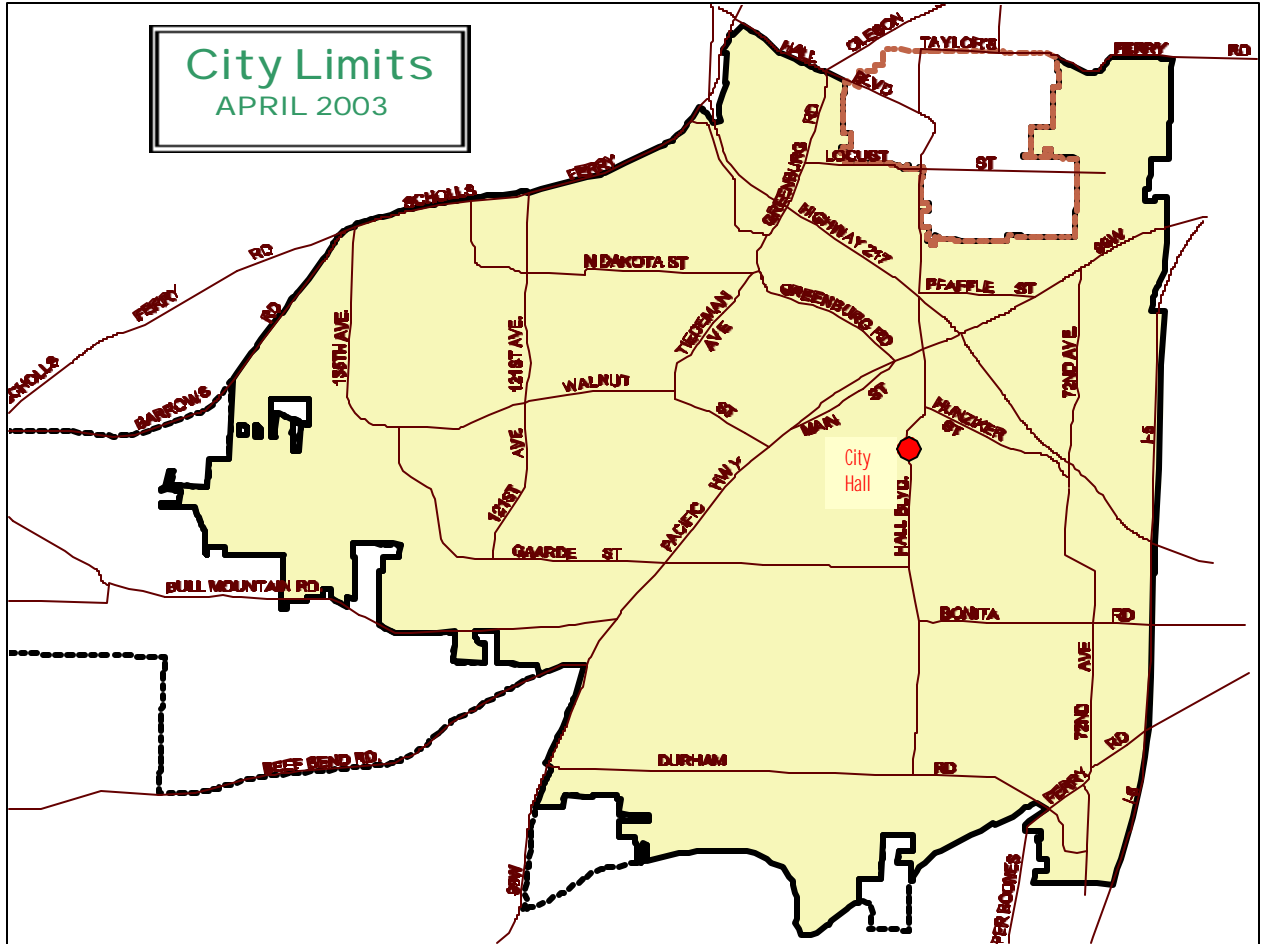
### Annual Household Income, 1999



### Education of Tigard Residents (Age 25+), 2000



# City of Tigard



## Tigard Facts

Square Miles	11.5
County	Washington
School District	Tigard-Tualatin
Annual Average Rainfall	37.57"
Average Daily Temperature – Jan.	38.9
– July	65.8
Highest Elevation – Bull Mtn. Summit	713 ft.
Lowest Elevation – Cook Park Riverfront	104 ft.

## Tigard Land Uses, 2003

Land Use	Acres	Percentage
Residential	5027	69%
Commercial	1787	25%
Industrial	452	6%
Total	7266	100%

Numbers are approximate  
Source: Tigard MAGIC/GIS Department, March 2003

City Hall, the Library and Police station are all located at Hall Blvd.,  
south of Burnham.

**13125 SW Hall Blvd., Tigard, OR 97223**

**Main Phone Line: 503/639-4171**

**<http://www.ci.tigard.or.us>**

**This document produced by the  
City of Tigard  
Long-Range Planning Department**

**April 2003**

**For additional copies of this report,  
contact Almanac Coordinator Beth St. Amand at 503/639-4171.**

*Cover:* Tigard is the state's 11<sup>th</sup> largest city according to the 2002 Oregon Blue Book.

# Table of Contents

---

## Foreword

I.	Population: Who Lives in Tigard?	1
	a. Households	4
	b. Employment	6
	c. Census Tract Data	8
II.	Building Data: The Built Environment	13
III.	Economic Climate: Doing Business in Tigard	18

Appendix A: Guide to Data Sources

Appendix B: Census Tract Map

Appendix C: Subdivisions Location Map and Index

Appendix D: Apartments Location Map

# Foreword

---

The *Almanac* is an ongoing long-range planning project to compile various statistics about Tigard. With the proliferation of data today, particularly through the Internet, accessing detailed community information can be time-consuming for staff and confusing or inaccessible for the general public.

The objective of the *2003 Almanac* release is to collect these valuable statistics in one location, making them easily accessible by citizens, staff, and the business community. The *2003 Almanac* contains the most recent data available for population (Census information), building (Building Department statistics), and the local economy (Census and business license information).

Portions of the almanac will be updated yearly (City-produced data); however, the Census data will be updated following the next survey and the release of the results. The 2002 Economic Census data will be released 2004-2005; the next population census will take place in 2010, with results available in 2011-2013. In the meantime, the Population Research Center at Portland State University releases updated population estimates each year for Oregon municipalities and counties.

## **A Note About Data Quality**

All data are not created equally. When, where, and how data are collected all determine its usefulness, and therefore are clearly noted throughout the document. Some information, such as 100% Count 2000 U.S. Census data which counts everyone (questionnaires went to every household), is quite simply the best it can get. Other data is from a sample, which means that approximately 1-in-6 respondents received additional questions. Their answers were used to represent the behavior of households throughout that Census tract. As a sample, it does contain some error not found in an exact count. Nonetheless, it provides a valuable approximation of households in these different areas. For more information and explanation about these sources, please see Appendix A.

In sum, data is only as good as the source it comes from. Numbers are still just numbers when it comes to reflecting human interactions, and should not be evaluated in a vacuum. Human behavior, market behavior, and government intervention all affect behaviors and should be considered as well.



# I. Who Lives in Tigard?

The City of Tigard has been growing steadily since its incorporation in 1961. Over 44,070 residents make their home in this centrally located community in Washington County, located just minutes from I-5, Highway 217, and the many services available on Highway 99W.

The following data from the 2000 U.S. Census provides information on Tigard beyond statistics of square miles or buildings, for a city derives much of its identity from the people who live and work inside its borders each day.

Table 1. Population, July 2002

	April 1, 2000	July 1, 2001	July 1, 2002	01-02 % Change
Tigard	41,223	43,040	44,070	2.4%
Beaverton	76,129	77,170	77,990	1.1%
Tualatin	22,791	23,270	24,100	3.6%
Lake Oswego	35,278	35,580	35,750	0.5%
King City	1,949	2,060	2,110	2.4%
Washington County	445,342	455,800	463,050	1.6%
Portland (PMSA)*	1,918,009	1,950,600	1,979,650	1.5%

\* The Portland Metropolitan Statistical Area consists of Clackamas, Columbia, Multnomah, Washington, Yamhill and Clark counties.  
Source: 2002 Oregon Population Report, Population Research Center, Portland State University

Table 1 compares Tigard's growth to its neighboring communities and Washington County. Tigard represents 9.5% of the total county population. The large difference between 2000 and 2001 reflects the May 2000 annexation of the Walnut Island area.

Table 2. Population Growth for Tigard 1961-2002

Year	Population	% Change from Previous Year	Year	Population	% Change from Previous Year
1961	1,084		1982	17,700	14.2
1962	1,804	66.4	1983	17,850	0.8
1963	1,844	2.2	1984	18,450	3.4
1964	1,980	7.3	1985	20,250	9.8
1965	2,203	11.3	1986	20,765	2.5
1966	2,480	12.6	1987	23,335	12.4
1967	3,700	49.2	1988	25,510	9.3
1968	4,700	27.0	1989	27,050	6.0
1969	6,300	34.0	1990	29,650	9.6
1970	6,499	3.2	1991	30,910	4.2
1971	6,880	5.9	1992	31,350	1.4
1972	7,300	6.1	1993	32,145	2.5
1973	8,720	19.5	1994	33,730	4.9
1974	10,075	15.5	1995	35,021	3.8
1975	10,075	0.0	1996	35,925	2.6
1976	11,000	9.2	1997	36,680	2.1
1977	11,850	7.7	1998	37,200	1.4
1978	13,000	9.7	1999	38,704	1.2
1979	14,200	9.2	2000	41,223	6.5
1980	14,900	4.9	2001	43,040	4.4
1981	15,500	4.0	2002	44,070	2.4

Source: 1996 Data Resource Report (Tigard), and 2002 Oregon Population Report, Population Research Center (PRC), Portland State University (PSU)

Table 2 demonstrates the growth of Tigard since its incorporation. Tigard grew steadily in the 1990s, but its greatest growth occurred in the city's earliest years.

Compared with Washington County, the city outpaced Washington County in growth during the last six years (Table 3).

Washington County's growth is due mostly to new migration from other counties than from births to existing residents (Table 4).

Table 3. Population Change, 1990-2000

	10 year 1990-2000	5 year 1995-2000	1 year 2000-2001
Tigard	39.0%	17.7%	4.4%
Washington County	42.9%	15.6%	2.35%

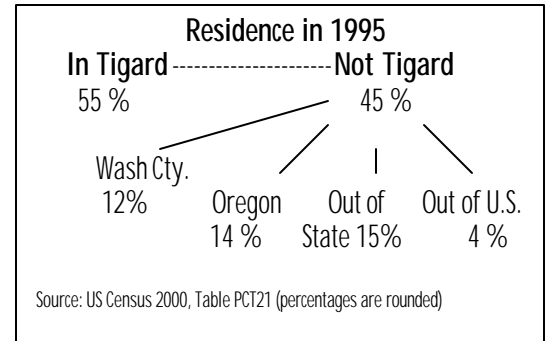
Source: City; PRC Revised Intercensal Population Estimates

Table 4. Components of Population Change, 1990-2000

	April 1, 1990 Population	April 1, 2000 Population	% Change	Births 1990-2000	Deaths 1990-2000	Natural Increase 1990-2000	Net Migration 1990-2000
Washington County	311,554	445,342	42.9	61,163	23,141	38,022	95,766
State of Oregon	2,842,321	3,421,399	20.4	430,949	273,323	157,626	421,452

Source: "Components of Population Change for Oregon's Counties: April 1, 1990 to April 1, 2000," PRC-PSU

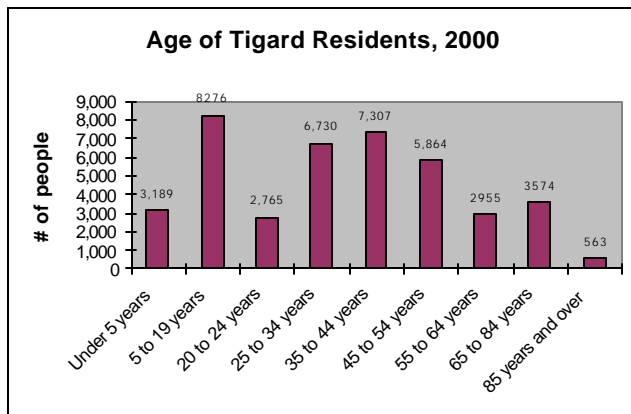
A closer look at 2000 Census information provides insight on where Tigard's new residents are coming from. When asked where they lived five years ago (1995), almost half (43.5%) lived in the same house, and an additional 12% lived in a different house in Tigard. Of the 44.5% who came from elsewhere, 14.4% came from Oregon, 14.7 % came from out of state, 12% from the county, and 3.6% outside the U.S.



## Characteristics of the Population

Who lives in Tigard? Census data tells us that the **median** (half of all Tigard residents are younger, and half are older) age of residents is 34.5, and almost half (48%) are between the ages of 25-54 (see Chart 1). Children under 18 comprise ¼ of the population.

Chart 1.



## Race and Diversity

Ninety-seven percent of residents consider themselves one race, and the majority are White (Table 6). The Census considers Hispanic or Latino ethnicity separately, as an individual can be of any race and Hispanic or Latino. Of the total Tigard population, 8.9% are Hispanic or Latino, the majority of whom are Mexican (6.9%) (Table 5).

Table 5. Race and Hispanic or Latino Origin

Hispanic or Latino	Tigard	%
Total Tigard Population	41,223	100%
Hispanic or Latino (of any race)	3,686	8.9%
▪ Mexican	2,849	6.9%
▪ Puerto Rican	82	0.2%
▪ Cuban	57	0.1%
▪ Other Hispanic or Latino	698	1.7%
Not Hispanic or Latino	37,537	91.1%
▪ White alone	33,317	80.8%

Source: Demographic Summary, 2000 U.S. Census

Table 6. Race

Race	Tigard	%
One race	39,986	97%
White	35,195	85.4%
Black or African American	468	1.1%
American Indian + Alaskan Indian	253	0.6%
Asian	2,298	5.6%
Native Hawaiian + Other Pacific Islander	220	0.5
Some other race	1,552	3.8%
Two or more races	1,237	3.0%
Total:	41,223	100%

Source: Demographic Summary, 2000 U.S. Census



## Education

More than 90% of Tigard's population 25 years and over have a high school degree, with 44.3% holding a college degree (associate's, bachelor's and graduate degrees).

Table 7. Years of School Completed, 25 Years and older

Education Level	#	%
Population 25 years and older	27,142	
Less than 9 <sup>th</sup> grade	921	3.4%
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	1,564	5.8%
High School Graduate (includes equivalency)	4,956	18.3%
Some college, no degree	7,683	28.3%
Associate degree	2,114	7.8%
Bachelor's degree	7,138	26.3%
Graduate or professional degree	2,766	10.2%
Percent high school graduate or higher	90.8%	n/a
Percent bachelor's degree or higher	36.5%	n/a

Source: U.S. Census Bureau, Census 2000 (Table DP-1: Profile of general demographic characteristics: 2000).  
\*Percentages add up to more than 100% due to rounding.

## Language Spoken at Home

### 5 - 17 years old:

1. English (83.4%)
2. Spanish (8.4%)
3. Chinese (1.3%)
4. Korean (1.0%)
5. Vietnamese (1.0%)

### 18 and Over:

1. English (83.8%)
2. Spanish (7.7%)
3. Vietnamese (1.1%)
4. Chinese (1.0%)
4. German (1.0%)

US Census 2000, Table PCT10

Abbreviated lists of top five percentages only

## Ability to Speak English (5 years old and over):

English Only	83.7%
Another Language	16.3%
--Speak English less than "very well"	7.9%

US Census 2000, Demographic Summary

## Households

In the U.S. Census, a **household** includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters (U.S. Census [http://quickfacts.census.gov/qfd/meta/long\\_71061.htm](http://quickfacts.census.gov/qfd/meta/long_71061.htm)).

According to the Census, a **family** consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. All persons in a household who are related to the householder are regarded as members of his or her family. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated persons or one person living alone ([http://quickfacts.census.gov/qfd/meta/long\\_58579.htm](http://quickfacts.census.gov/qfd/meta/long_58579.htm)).

Tigard Household Facts		
Total Households:	16,507	
Family:	10,739	(65.1%)
Non-Family:	5,768	(34.9%)
With children under age 18	5,847	(35.4%)
With individuals 65 years and older	2,944	(17.8%)
Average household size = 2.48		
Median Income = \$51,581		
U.S. Census Bureau, Census 2000, Demographic Summary		

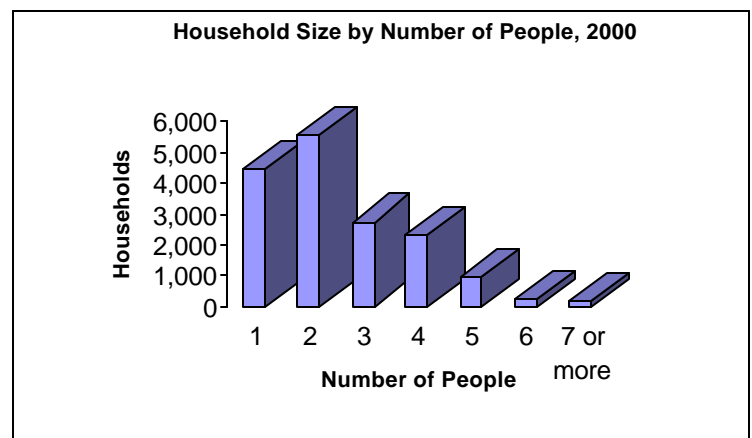
### Tigard

The City of Tigard's 2000 population of 41,223 lived in 16,507 total households, almost 2/3 of which were family households. Just over a third of these households had children under 18.

### Income

In 1999, the median income for Tigard households was \$51,581. This number is slightly less than the county median, and places Tigard second among its neighbors (Table 10 on page 8). In 10 years, the median increased by almost half.

Chart 2.



Households attaining this median generally fall into the ages between 25 to 64, reflecting individuals in the workforce. Householders between 45 and 54 years old bring in the most income. Fifteen percent of households make more than \$100,000, and 20.4% make less than \$25,000.

### Poverty

In 2000, there were 5.6% households living in poverty. The Census considers a household in poverty when it does not meet a set income threshold, based on the number of individuals in the household (see <http://www.census.gov/hhes/poverty/povdef.html>). There are approximately 6.6% of Tigard residents living in poverty, an increase from almost 5% 1990 (4.8% and 1,441 more individuals). There were 2.3% households accepting public assistance in 2000.

**Table 8. Median Household Income in 1999 by Age of Householder**

Age of Householder	\$
Total Median Household Income	51,581
Householder under 25 years	25,451
Householder 25 to 34 years	50,247
Householder 35 to 44 years	62,683
Householder 45 to 54 years	66,049
Householder 55 to 64 years	59,904
Householder 65 to 74 years	40,542
Householder 75 years and over	29,890

Source: U.S. Census Bureau Census 2000, Table P56

**Table 9. Income in 1999 for Households**

Income	# of households	%
Number of Households	16,499	100.0
Less than \$10,000	682	4.1
\$10,000 to \$14,999	772	4.7
\$15,000 to \$24,999	1,908	11.6
\$25,000 to \$34,999	1,876	11.4
\$35,000 to \$49,999	2,684	16.3
\$50,000 to \$74,999	3,578	21.7
\$75,000 to \$99,999	2,397	14.5
\$100,000 to \$149,999	1,749	10.6
\$150,000 to \$199,999	551	3.3
\$200,000 or more	302	1.8
Median Household Income	\$51,581	

Source: U.S. Census Bureau Census 2000, Demographic Summary

**Table 10. Median Household Income for Tigard and Adjoining Communities**

Jurisdiction	Median Household Income – 1989	Median Household Income – 1999	% Change, 1989 to 1999
Tigard	35,669	51,581	44.6%
Beaverton	33,951	47,863	41.0%
Tualatin	39,500	55,762	41.2%
King City	23,266	28,617	23.0%
Washington County	35,554	52,122	46.6%

Source: U.S. Census Bureau Census 2000, Demographic Summaries; 1997 Tigard Data Resource Report

**Table 11. Population in Poverty**

Age	Individuals
Income in 1999 below poverty level:	2,730
Under 5 years	355
5 to 11 years	305
12 to 17 years	207
18 to 64 years	1,712
65 to 74 years	41
75 years and over	110

Source: U.S. Census Bureau Census 2000, Table P87



## Employment

Almost 30% of Tigard residents in the workforce are employed in Tigard<sup>1</sup> (from Census Table P27). Approximately 70% of individuals who do not work in Tigard commute less than 30 minutes, and approximately 1% use public transportation. The busiest time for morning commutes is between 7 and 8 a.m.

Although the city does not track unemployment figures, Washington County statistics show that compared to one year ago, unemployment has decreased (Table 14).

<sup>1</sup> From 2000 Census Population Table P27.

**Table 12. Time Leaving Home to Go to Work  
(Workers 16 and over)**

Time Leaving Home	#	%
Total:	21,619	
Did not work at home:	20,643	
12:00 a.m. to 4:59 a.m.	476	2.3%
5:00 a.m. to 5:29 a.m.	488	2.4%
5:30 a.m. to 5:59 a.m.	813	3.9%
6:00 a.m. to 6:29 a.m.	1,757	8.5%
6:30 a.m. to 6:59 a.m.	2,402	11.6%
7:00 a.m. to 7:29 a.m.	3,517	17.0%
7:30 a.m. to 7:59 a.m.	3,424	16.6%
8:00 a.m. to 8:29 a.m.	2,026	9.8%
8:30 a.m. to 8:59 a.m.	1,164	5.6%
9:00 a.m. to 9:59 a.m.	1,157	5.6%
10:00 a.m. to 10:59 a.m.	643	3.1%
11:00 a.m. to 11:59 a.m.	313	1.5%
Worked at home	976	4.7%
Source: 2000 Census, P34, Sample Data		

**Table 13. Travel Time by  
Means for Workers 16 and Over**

Travel Time/Mean to Work	# of Workers
Total:	20,643
Less than 30 minutes:	14,248
Public transportation	199
Other means	14,049
30 to 44 minutes:	4,449
Public transportation	401
Other means	4,048
45 to 59 minutes:	1,275
Public transportation	297
Other means	978
60 or more minutes:	671
Public transportation	214
Other means	457
Source: 2000 Census, P32, Sample Data	

**Table 14. Unemployment Rates for Washington County, 2001 to 2002**

Washington County	Dec-01	Nov-02	Dec-02	Dec-02 Change from Dec-01	
Civilian Labor Force	251,500	255,500	252,800	1,300	-2,700
Unemployment	17,800	16,200	15,900	-1,900	-300
Percent of Labor Force	7.1	6.3	6.3	XX	XX
Total Employment	233,700	239,300	236,900	3,200	-2,400
Note: Components may not add exactly to totals due to rounding.					
Source: "Resident Labor Force and Unemployment for Regions Within the Portland-Vancouver PMSA" Oregon Employment Department • Workforce Analysis 11 Portland Trends • February 2003					

## Occupations

Tigard residents work primarily in management, professional, and related occupations; and sales and office occupations (69% total). These positions are held in a variety of industries, including educational, health and social services, and manufacturing (Table 16). For more information on Tigard employers, see Section II beginning on page 16.

**Table 15. Occupation for Employed Civilian Population 16 years and over**

Occupation	# Tigard Residents	%
Management; professional; and related occupations	8390	38 %
Sales and office occupations	6829	31 %
Service occupations	2785	13 %
Production; transportation; and material moving occupations	2435	11 %
Construction; extraction; and maintenance occupations	1400	6.4 %
Farming; fishing; and forestry occupations	54	.2 %
Total Employment	21,893	99.6 % (due to rounding)

Source: 2000 Census, P50, Sample data

**Table 16. Industry for Employed Civilian Population 16 years and over**

Industry	# Tigard Residents Employed in this Industry	%
Educational; health and social services	3359	15.3 %
Manufacturing	3267	15 %
Retail trade	2766	12.7 %
Professional; scientific; management; administrative; and waste management services	2622	12 %
Insurance; real estate and rental and leasing	2267	10.4 %
Entertainment; recreation; accommodation and food services	1797	8.2 %
Construction	1331	6.1 %
Wholesale trade	1250	5.7 %
Other services (except public administration)	950	4.3 %
Information	686	3.1 %
Public administration	582	2.7 %
Transportation and warehousing; and utilities	870	4 %
Agriculture; forestry; fishing and hunting; and mining	146	.7 %
Total:	21,893	100.2% (due to rounding)

Source: 2000 Census, P49, Sample data

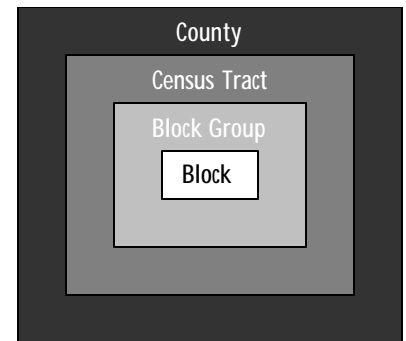
10%

## Census Tract Data

The data presented thus far in this report reflects the entire City of Tigard (boundaries as of 4/1/00). The city is a dynamic place, with diverse neighborhoods and residents. By utilizing a smaller level of measurement – the census tract – the patterns and trends throughout Tigard can become more evident. Census tracts are created by the Census Bureau, which divides counties into these approximately 4,000-person geographical units. Examples of census tracts include 307 and 308.01 (Table 17).

However, census tracts don't always match city boundaries. In that case, a smaller unit of measurement can be used to match boundaries. Figure 1 demonstrates the relationship between the census measurement units. Blocks are the smallest unit for which the Census tabulates data, and they are defined by streets and features. Only 100% count data is available at the block level. Blocks are then collected into block groups, and that data is available for sample data (i.e., BG1, BG2 in Table 17). Census tracts are composed of blocks and block groups. Each assigned number helps pinpoint the location and level of data (i.e., tract 308.04, BG 3). Please refer to Appendix B for Tigard census tract boundaries.

Figure 1. Census: Units of Measure by Size



Tracts with the highest number in each category are highlighted; lowest is underlined.

Table 17. General Characteristics

	307	308.01	308.03	319.03	319.04	306, BG1	308.04, BG2	308.04, BG3	319.05, BG1	319.05, BG3
Population	1,508	5,713	4,511	9,078	2,758	3,629	1,300	2,246	2,307	2,451
Households	683	2,278	2,384	3,413	982	1,490	464	784	893	826
1999 Median HH income*	40,250	48,327	42,826	57,490	66,439	57,500	76,187	63,333	43,194	99,263
Median Year (hsg. unit) Built**	1972	1977	1979	1983	1973	1973	1986	1987	1990	1990

Sources: 2000 Census, Summary File 1 (SF 1) 100-Percent Data, P1 and P15.; \*Sample data, P53 \*\*Sample data, H35

Table 18. Occupied Housing Units and Average Household Size

	307	308.01	308.03	319.03	319.04	306, BG1	308.04, BG2	308.04, BG3	319.05, BG1	319.05, BG3
Total:	683	2,278	2,384	3,413	982	1,490	464	784	893	826
Owner occupied	170	1,241	1,388	2,322	814	940	439	536	478	624
- Av. HH Size	2.49	2.59	2.03	2.79	2.8	2.58	2.78	2.74	2.75	3.07
Renter occupied	513	1,037	996	1,091	168	550	25	248	415	202
- Av. HH Size	2.11	2.29	1.7	2.38	2.83	2.14	3.2	3.13	2.39	2.57
Av. HH Size Total	2.21	2.46	1.89	2.66	2.81	2.41	2.8	2.86	2.58	2.95

Source: 2000 Census, H4, H12, 100% Count Data

Table 19. Total Races by Householder

Race	307	308.01	308.03	319.03	319.04	306, BG1	308.04, BG2	308.04, BG3	319.05, BG1	319.05, BG3
Total races tallied for householders:	714	2,325	2,414	3,497	999	1,516	467	800	916	839
White alone or w/ other races	607	2,102	2,273	3,067	924	1,389	448	687	762	753
Black or African American alone or w/ other races	8	27	20	48	7	14	4	5	21	8
American Indian and Alaska Native alone or w/ other races	16	33	14	47	10	31	1	13	15	8
Asian alone or w/ other races	41	67	70	224	38	45	10	39	92	37
Native Hawaiian and other Pacific Islander alone or w/ other races	7	11	7	18	5	11	1	2	6	4
Some other race alone or w/ other races	35	85	30	93	15	26	3	54	20	29
Source: 2000 Census, H8, 100% data										

Table 20. Hispanic or Latino by Total Races by Householder

Race	307	308.01	308.03	319.03	319.04	306, BG1	308.04, BG2	308.04, BG3	319.05, BG1	319.05, BG3
Total races tallied for householders:	714	2,325	2,414	3,497	999	1,516	467	800	916	839
<b>Total races tallied for Not Hispanic or Latino householders:</b>	630	2,173	2,360	3,348	972	1,467	460	707	879	780
White alone or w/ other races	553	2,034	2,245	3,001	907	1,363	444	647	738	720
Black or African American alone or w/ other races	7	25	20	44	7	13	4	4	21	8
American Indian and Alaska Native alone or w/ other races	16	29	12	43	9	27	1	11	14	8
Asian alone or w/ other races	40	65	70	224	38	44	10	39	91	37
Native Hawaiian and other Pacific Islander alone or w/ other races	7	11	6	16	5	11	1	2	6	4
Some other race alone or w/ other races	7	9	7	20	6	9	0	4	9	3
<b>Total races tallied for Hispanic or Latino householders:</b>	84	152	54	149	27	49	7	93	37	59
White alone or w/ other races	54	68	28	66	17	26	4	40	24	33
Black or African American alone or w/ other races	1	2	0	4	0	1	0	1	0	0
American Indian and Alaska Native alone or w/ other races	0	4	2	4	1	4	0	2	1	0
Asian alone or w/ other races	1	2	0	0	0	1	0	0	1	0
Native Hawaiian and other Pacific Islander alone or w/ other races	0	0	1	2	0	0	0	0	0	0
Some other race alone or w/ other races	28	76	23	73	9	17	3	50	11	26
Source: 2000 Census, H9, 100% data										

Table 21. Sex by Age

	307	308.01	308.03	319.03	319.04	306, BG1	308.04, BG2	308.04, BG3	319.05, BG1	319.05, BG3
0 to 4	98	392	196	675	189	207	104	234	271	216
5 to 9	73	341	154	721	188	243	131	194	238	203
10 to 14	63	356	165	710	220	243	104	151	162	208
15 to 19	88	385	200	572	229	232	83	138	129	185
20 to 24	186	455	293	566	110	229	25	137	185	109
25 to 29	207	500	305	713	122	290	51	211	227	121
30 to 34	144	463	236	707	181	302	119	211	225	175
35 to 44	245	996	531	1730	483	668	263	458	431	462
45 to 54	176	923	464	1357	466	621	261	315	240	423
55 to 59	74	259	172	427	190	192	60	64	58	110
60 to 64	45	191	179	269	113	135	33	44	42	76
65 to 74	69	237	506	332	150	148	40	59	62	92
75 +	40	215	1110	299	117	119	26	30	37	71
Total:	1,508	5,713	4,511	9,078	2,758	3,629	1,300	2,246	2,307	2,451

Source: 2000 Census, P12, 100% Data

Table 22. Educational Attainment for Ages 25 and over

	307	308.01	308.03	319.03	319.04	306, BG1	308.04, BG2	308.04, BG3	319.05, BG1	319.05, BG3
Total persons 25 +	993	3,778	3,506	5,905	1,829	2,488	922	1,452	1,368	1,442
Less than 9 <sup>th</sup> grade	64	102	64	170	46	32	5	90	32	30
Some high school ; no diploma	72	186	208	269	53	260	19	60	95	119
High school graduate/equivalency	243	695	746	1002	351	652	121	168	163	112
Some college, no degree	277	1155	957	1756	595	637	255	376	449	339
Associate's Degree	61	291	201	620	117	238	76	112	122	76
Bachelor's Degree	225	899	896	1550	420	459	279	513	431	590
Graduate/Professional Degree	51	450	434	538	247	210	167	133	76	176

Source: 2000 Census, P37, STF3 Sample data

Table 23. 1999 Household Income

	307	308.01	308.03	319.03	319.04	306, BG1	308.04, BG2	308.04, BG3	319.05, BG1	319.05, BG3
Total:	677	2,287	2,394	3,429	980	1,486	492	788	938	773
Less than \$10,000	61	78	88	57	38	56	15	15	48	0
\$10,000 to \$14,999	39	71	161	119	17	57	13	21	77	32
\$15,000 to \$19,999	35	171	139	113	27	110	0	17	85	36
\$20,000 to \$24,999	12	194	175	189	15	54	9	37	97	29
\$25,000 to \$29,999	89	93	272	117	35	91	0	13	10	20
\$30,000 to \$34,999	55	160	123	170	59	51	30	7	51	13
\$35,000 to \$39,999	44	123	187	217	39	49	5	92	41	23
\$40,000 to \$44,999	47	152	112	246	18	65	15	25	73	5
\$45,000 to \$49,999	34	149	163	132	47	89	20	43	7	19
\$50,000 to \$59,999	91	240	180	464	100	144	60	100	104	79
\$60,000 to \$74,999	58	165	211	445	200	298	70	121	137	18
\$75,000 to \$99,999	63	385	317	639	225	259	118	143	80	116
\$100,000 to \$124,999	24	151	112	300	93	78	77	59	23	122
\$125,000 to \$149,999	12	112	57	98	38	49	13	23	53	88
\$150,000 to \$199,999	13	30	67	83	24	3	27	52	37	125
\$200,000 or more	0	13	30	40	5	33	20	20	15	48

Source: 2000 Census, P52, STF3 Sample Data



Table 24. Industry for Employed Population 16 Years and Over

	307	308.01	308.03	319.03	319.04	306, BG1	308.04, BG2	308.04, BG3	319.05, BG1	319.05, BG3
Agriculture, forestry, fishing and hunting, and mining:	0	6	32	38	17	0	0	23	9	8
Construction	47	240	58	297	79	244	62	76	56	69
Manufacturing	142	319	245	993	236	252	115	177	155	117
Wholesale trade	32	185	124	209	101	90	34	66	123	61
Retail trade	134	413	274	593	162	281	48	130	171	154
Transportation and warehousing, and utilities:	40	173	95	150	95	102	28	35	38	87
Information:	16	132	49	186	62	78	15	11	55	6
Finance, insurance, real estate/rental and leasing:	89	306	250	561	152	248	74	167	108	140
Professional, scientific, management, administrative, waste management services:	130	413	268	639	106	193	90	192	114	177
Educational, health, social services:	88	440	390	743	328	341	159	181	168	248
Arts, entertainment, recreation, accommodation and food services:	134	281	86	319	101	197	90	67	47	49
Other services (except public administration):	18	198	46	286	39	101	19	58	51	46
Public administration:	31	43	71	118	60	62	34	45	53	50
Total:	901	3149	1988	5132	1538	2189	768	1228	1148	1212
Source: 2000 Census, P49, STF3 Sample Data										

Table 25. Industry for Employed Population 16 Years and Over

	307	308.01	308.03	319.03	319.04	306, BG1	308.04, BG2	308.04, BG3	319.05, BG1	319.05, BG3
Management, professional, and related occupations:	199	1118	765	2120	614	760	378	527	434	499
Service occupations:	240	447	208	472	178	224	85	184	120	112
Sales and office occupations:	304	1052	784	1486	446	728	186	316	382	400
Farming, fishing, and forestry occupations	0	0	26	18	0	3	0	0	0	0
Construction, extraction, and maintenance occupations:	57	172	81	379	109	249	58	92	60	82
Production, transportation, and material moving occupations:	101	360	124	657	191	225	61	109	152	119
Total:	901	3149	1988	5132	1538	2189	768	1228	1148	1212
Source: Census 2000, P50, Sample Data										

Table 26. Population Living in Occupied Housing Units by Type

Type of Unit/# of Units in Structure	307	308.01	308.03	319.03	319.04	306, BG1	308.04, BG2	308.04, BG3	319.05, BG1	319.05, BG3
Total population in occupied housing units:	1,505	5,596	4,504	9,071	2,756	3,632	1,379	2,229	2,391	2,350
<b>Owner occupied:</b>	379	3,246	2,889	6,684	2,366	2,651	1,312	1,559	1,240	1,992
1, detached	337	2,966	2,297	6,449	2,349	2,637	1,262	1,559	1,158	1,979
1, attached	0	147	363	164	17	0	37	0	51	0
2	0	29	0	8	0	0	13	0	0	0
3 or 4	0	27	143	0	0	0	0	0	31	13
5 to 9	0	24	61	0	0	0	0	0	0	0
10 to 19	0	0	0	32	0	0	0	0	0	0
20 to 49	0	11	15	0	0	0	0	0	0	0
50 or more	0	17	10	0	0	0	0	0	0	0
Mobile home	42	25	0	31	0	14	0	0	0	0
Boat, RV, van, etc.	0	0	0	0	0	0	0	0	0	0
<b>Renter occupied:</b>	1,126	2,350	1,615	2,387	390	981	67	670	1,151	358
1, detached	111	403	116	789	165	464	57	136	196	100
1, attached	0	97	80	130	29	26	10	22	41	0
2	48	146	29	69	96	18	0	0	0	0
3 or 4	49	344	187	274	25	93	0	84	258	57
5 to 9	310	447	224	346	51	94	0	27	311	93
10 to 19	276	229	459	370	24	153	0	111	200	83
20 to 49	251	398	84	136	0	83	0	241	0	0
50 or more	81	286	436	273	0	50	0	49	145	25
Mobile home	0	0	0	0	0	0	0	0	0	0
Boat, RV, van, etc.	0	0	0	0	0	0	0	0	0	0

Source: 2000 Census, H33, STF3 Sample Data. Note: only highest numbers are noted.

## II. The Built Environment

The City of Tigard accommodates a whole spectrum of activities, from residential to commercial and industrial. Residential uses comprise almost 70% of the city's total acreage, with commercial uses consisting of almost ¼ of the total acres. Industrial represents the smallest land share (approximately 6.3%).

Table 28. Land Uses

Use	Acres	Percentage
Residential	5027	69%
Commercial	1787	25%
Industrial	452	6%
Total	7266	

Numbers are approximate  
Source: TigardMAGIC/GIS Department, March 2003

The city has approximately 600 acres of buildable land available (January 2003). This number reflects vacant parcels and parcels that are partially developed (with ¼ acre or greater that may be available for development). The total acreage provides only a very general indication of building potential, as it includes parcels that may have additional constraints, are too small for the indicated zoning, or are fragmented.

The most capacity for **residential** development is available in the R-4.5 and R-12 zones, the majority of which is partially developed (one home/large lot).

Tigard has few large industrial and commercial vacant/underdeveloped parcels. The current **industrial** inventory includes only two buildable aggregate parcels larger than 5 acres (38.4 acres is the largest site, made up of multiple tax lots). It should be noted that the term "parcel" is not exclusive with tax lot boundaries; in many cases, it consists of vacant land that crosses tax lot lines. All industrial inventory is in I-P or I-L zones; there are no parcels available in the I-H zone.

Table 27. Buildable Lands, Jan. 2003

Zoning	Designation	TIG Acres	# of Parcels
C-C	Community Commercial	0.00	
C-G	General Commercial	15.90	
	Parcels < .5 ac		11
	Parcels > .5 and < 1 ac		3
	1-5 acre parcels		7
	>5 and < 10		0
	> 10 acres		0
C-N	Neighborhood Commercial	0.00	
C-P	Professional Commercial	7.10	
	Parcels < .5 ac		2
	Parcels > .5 and < 1 ac		2
	1-5 acre parcels		2
	>5 and < 10		0
	> 10 acres		0
CBD	Central Business District	0.80	
I-H	Heavy Industrial	0.00	
I-L	Light Industrial	24.90	
	Parcels < .5 ac		5
	Parcels > .5 and < 1 ac		1
	1-5 acre parcels		3
	>5 and < 10		0
	> 10 acres		1
I-P	Industrial Park	48.00	
	Parcels < .5 ac		2
	Parcels > .5 and < 1 ac		2
	1-5 acre parcels		3
	>5 and < 10		0
	> 10 acres		1
Zoning	Designation	TIG Acres	
MUC	Mixed-Use Commercial	3.30	
MUC-1	Mixed-Use Commercial 1	6.90	
MUE	Mixed-Use Employment	27.20	
MUE-1	Mixed-Use Employment 1	8.70	
MUE-2	Mixed-Use Employment 2	0.80	
MUR-1	Mixed-Use Residential 1	4.20	
MUR-2	Mixed-Use Residential 2	1.40	
R-1	30,000 Sq Ft Min. Lot Size	0.40	
R-12		62.00	
R-2	20,000 Sq Ft Min Lot Size	1.60	
R-25	1,480 Sq Ft Min Lot Size	34.40	
R-3.5		22.80	
R-4.5		263.40	
R-40	40 units per acre	0.00	
R-7	5,000 Sq Ft Min Lot Size	73.90	

Source: TigardMAGIC/GIS Department

The **commercial** inventory consists mostly of General Commercial (CG) land; while the majority of parcels are under .5 acre, there are seven parcels between 1 and 3 acres. There are two sites 1 acre or larger in the Professional Commercial zone (C-P); less than one acre total in the CBD, and none in Neighborhood Commercial (C-N).

## Built units

### Residential

The majority of residential units are detached, single-family homes. Half of all housing units today were built between 1970 and 1990; the median year of construction is 1982.

Appendices C and D provide maps of apartments and subdivisions in the Tigard area.

Table 29. Total Building Units in Tigard, February 2003

Date	SFR detached	SFR attached	MFR	Total
April 1, 2000	n/a	n/a	n/a	17,369 (all units)
April 2000	12	0	0	12
May 2000	18	0	0	18
June 2000	19	3	0	22
July 2000-	302	24	3	329
June 2001				
July 2001-	185	15	26	226
June 2002				
July 2002-	114	59	0	173
Feb. 2003				
Total:	650 (7/00-2/03)	101 (7/00-2/03)	29 (7/00-2/03)	18,149
Sources: 2000 Census (April 1, 2000, figure); Building Dept. Annual Report—Fiscal Years 1999-2000, 2000-2001, 2001-2002, Monthly totals 2002-2003				

Table 30. Number of Units In Structure

Number of Units	Tigard
Total	17,386*
1, detached	9,857
1, attached	895
2	376
3 or 4	1,196
5 to 9	1,454
10 to 19	1,539
20 to 49	688
50 or more	1,309
Mobile home	72
Boat, RV, van, etc.	0
Source: 2000 Census, H30, STF3 Sample Data	
*Note that this total differs from Table 29. Table 29 should be considered the more accurate count, due to this Table being a sample vs. Table 29's actual count.	

Table 31. Year Structure Built

Year Structure Built	Number of Units	Percent
1939 or earlier	286	1.6
1940 to 1959	1,091	6.3
1960 to 1969	2,193	12.6
1970 to 1979	4,432	25.5
1980 to 1989	4,391	25.3
1990 to 1994	2,320	13.3
1995 to 1998	2,298	13.2
1999 to March 2000	375	2.2
Source: 2000 Census, Demographic Summary Sheets		

Table 32. Owner vs. Renter Occupied Housing

Tenure (Owner/Renter)	Tigard	Beaverton	King City	Tualatin	Washington County
Occupied Housing Units	16,507	30,821	1,389	8,651	169,162
Owner-occupied housing units	9,627 (58.3%)	14,714 (47.7%)	1,005 (72.3%)	4,773 (55.2%)	102,477 (60.6%)
Renter-occupied housing units	6,880 (41.7%)	16,107 (52.3%)	384 (27.6%)	3,878 (44.8%)	66,685 (39.4%)
Average household size of owner-occupied units	2.66	2.67	1.44	2.81	2.75
Average household size of renter-occupied units	2.24	2.23	1.31	2.38	2.39
Source: 2000 Census, Demographic Summary Sheets					

## Home Ownership

At 58.3%, Tigard's home ownership rate exceeds those of neighbors Beaverton and Tualatin. The median monthly mortgage payment and costs is \$1,361 (2000 Census Demographic Summary Tables). For the majority of respondents, this represents less than 25 percent of household income.

## Rental Units

In 2000, renters paid a median rent of \$673 (Census 2000, Table H63, Sample Data). However, when computed as a percentage of household income, it becomes evident that as income drops, rent constitutes a higher percentage of household income, often 35 percent or more. "Affordable housing" is defined as housing where households pay no more than 30 percent of income on rent (Appendix B; Affordable Housing Production Goals (Fair Share) of the Regional Affordable Housing Strategy, Metro, June 2000). Based on these numbers, 2,775 housing units in Tigard were considered unaffordable in 2000, or 40% of the rental stock.

Combined with Table 34, 1,568 housing units had tenants with incomes less than \$20,000 and housing considered unaffordable. Currently, 1,234 housing units are considered assisted by agencies and non-profits (Table 35).

Table 33. Monthly Owner Costs as % of Income

Monthly Owner Costs as % of Household Income, 1999	Owner House holds	%
Less than 15.0 percent	2,581	29.3
15.0 to 19.9 percent	1,631	18.5
20.0 to 24.9 percent	1,524	17.3
25.0 to 29.9 percent	999	11.3
30.0 to 34.9 percent	834	9.5
35.0 percent or more	1,196	13.6
Not computed	48	0.5
Source: 2000 Census, Demographic Summary Tables		

Table 34. Monthly Rental Costs as % of Income

Gross Rent as % of Household Income, 1999	Rental House holds	% of category
Total	6,857	
Less than \$10,000:	550	
30 to 34 percent	0	0%
35 percent or more	417	76%
\$10,000 to \$19,999:	1,203	
30 to 34 percent	49	4.1%
35 percent or more	1,102	91.6%
\$20,000 to \$34,999:	1,919	
30 to 34 percent	491	25.6%
35 percent or more	461	24%
\$35,000 to \$49,999:	1,408	
30 to 34 percent	81	5.6%
35 percent or more	101	7.2%
\$50,000 to \$74,999:	1,140	
30 to 34 percent	51	4.5%
35 percent or more	14	1.2%
\$75,000 to \$99,999:	418	
30 to 34 percent	8	1.9%
35 percent or more	0	0%
\$100,000 or more:	219	
30 to 34 percent	0	0%
35 percent or more	0	0%
Source: 2000 Census, H73, STF3 Sample Data. Note that percentages less than 30 were edited out.		

**Table 35. Subsidized Affordable Housing Units in Tigard City Limits, Spring 2002**

Provider	Type of Units	Units (or vouchers)
Washington County Housing Authority/ State Housing Division	Single Family and Duplex housing	32
	The Colonies	96
	Bonita Villa	96
	Rent Vouchers to households	180 vouchers
	State-administered federal tax credits to private providers	600
Community Partners for Affordable Housing (CPAH)	Greenburg Oaks	84
	Village at Washington Square	26
	Single Family House	1
Tualatin Valley Housing Partners (TVHP)	Hawthorn Villa	119
Total Agency/NonProfit Provided Units		454
Vouchers		180
Federal Tax Credit-funded units (private)		600
These numbers are estimates due to an unknown degree of duplication caused by overlap between voucher and tax credit programs. Source: <i>City of Tigard Affordable Housing Program</i> , September 2002		

## Builing Activity Levels

During the last 10 years (1993-2002), building activity has remained steady. A total of 4,191 new residential units were built, almost exactly the amount built during the previous 10 years (4,262).

For the 1993-2002 period, the most residential activity took place from 1993 through 1997, when almost  $\frac{3}{4}$  of the new units for the entire period were built. The last four years have produced an average of 263 units per year. For single-year activity, the most total units were built in 1996, and the least in 1998. The most single-family homes were built in 1993, but the most multi-family were produced in 1996.

The years 2000 and 2001 experienced the highest value for all construction and alterations, including commercial and residential. 2000 also experienced the highest value for all commercial construction and alterations.

Table 36. Building Permits by Year

Year	Single-Family (new units) incl. attached	Multi-Family (# of new units)	Total Units	Total Value of Residential Construction and Alterations (in \$000)	Total Value of Commercial Construction and Alterations (in \$000)	Total Value of All Construction and Alterations (in \$000)
1979	241	292	533	17,347	17,534	34,881
1980	229	71	298	17,230	11,62	28,854
1981	184	5	189	11,391	6,439	17,830
1982	117	0	117	13,344	6,117	19,461
1983	231	10	241	17,937	3,194	20,591
1984	175	34	209	15,889	3,053	18,942
1985	283	338	621	28,473	6,818	35,291
1986	415	126	541	32,863	11,804	44,667
1987	372	286	658	36,533	20,601	57,134
1988	297	229	526	30,333	24,364	54,697
1989	289	386	675	34,885	24,887	59,772
1990	303	287	317	40,013	18,133	58,146
1991	176	0	176	20,942	27,951	48,893
1992	298	0	298	32,130	20,375	52,505
1993	451	298	749	65,906	58,064	123,970
1994	344	108	452	54,042	38,022	92,064
1995	338	154	492	60,414	32,095	92,509
1996	409	479	888	94,223	41,763	135,986
1997	233	150	383	58,304	34,127	92,431
1998	169	8	177	31,728	39,267	70,995
1999	149	144	293	64,893	31,557	96,450
2000	252	0	252	87,697	61,195	148,892
2001	258	26	284	94,619	45,860	140,479
2002	221	0	221	59,131	15,585	74,716
2003 (2/03)	44	0	44	11,746	2,110	13,856

Source: 1999 Tigard Database; Building Department Annual Reports and Monthly Totals



## III. Doing Business in Tigard

Wholesale trade, retail trade and the service industry all play a large role in Tigard's economy. Retail trade has the most establishments; and the retail and service industries employ the most people. This focus is also reflected in the specialties of the city's largest employers.

The U.S. Census Bureau collects data on economic sectors every five years. Currently, the 1997 Census data are available, and are included in this section (the 2002 results are expected in 2004-2005).

Data for this section also comes from the City of Tigard Business License Renewals and the Tigard Chamber of Commerce.

Table 37. Business Counts in Tigard, 2001-2002

Type of Business	2001	2002
Building Materials	13	13
Department Stores	14	14
Grocery Stores	13	15
Auto Dealers	4	3
Gas Service Stations	12	12
Clothing	31	30
Furniture	14	13
Restaurants/Pubs (not drive-ins)	89	92
Drug Stores	5	5

Source: Tigard Chamber of Commerce Business Directory, 2001 and 2002 editions

Table 38. Tigard's 15 Largest Private Employers, February 2003

Name of Firm	Type of Company	Emp. 1996	Emp. Feb. 2003
1. Renaissance Credit Services	Finance/Banking/Real Estate	--	1167
2. Meier & Frank	Department Store	*	502
3. Nordstrom Inc.	Department Store	503	476
4. Servicemaster Building Maintenance of Tigard	Janitorial/Carpet/Windows	--	250
5. Rockwell Collins Flight Dynamics	Manufacturer	--	249
6. Quest Diagnostics	Service Industry	--	246
6. Gerber Legendary Blades	Manufacturer	51	246
8. Home Depot	Retail	178	241
9. Target	Department Store	105	239
10. US Bancorp Equipment Finance Inc.	Finance/Banking/Real Estate	--	234
11. Hewlett-Packard Company	Electronic Equipment/Supplies	96	231
12. Fred Meyer	Department Store	260	225
13. The Coe Manufacturing Co.	Manufacturer	236	221
14. Landmark Ford	Auto Sales/Service/Lease	175	210
15. Sears	Department Store	154	206

Source: City of Tigard Finance Department/Business Licenses.  
All numbers reported by the business.  
\*Number on record appears to be erroneous (70).



## 1997 Economic Sector Data

In the following tables, the highest number is highlighted in each category. Each category provides a different perspective on the role it performs in Tigard's economy. Some categories may perform highly in number of establishments, but others have strong sales. Others have greater payrolls and jobs. A full analysis of each sector is required to provide the most accurate reading of the city's economy, which is beyond the scope of the *2003 Almanac*.

For definitions of terms, see Appendix A (page 25).

**Table 39. City of Tigard Retail Industry**

Kind of Business	# of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Paid Employees for pay period
Motor Vehicle & Parts Dealers	23	140,228	14,448	440
Furniture & Home Furnishings stores	37	72,456	9,754	368
Electronics & Appliance stores	23	70,513	5,754	224
Building Materials and garden equipment and supplies dealers	27	208,130	23,041	768
Food & Beverage stores	41	130,110	12,394	748
Health & Personal Care stores	23	26,483	3,622	240
Gasoline stations	19	40,347	2,368	166
Clothing & Clothing Accessories stores	56	162,419	20,747	1,520
Sporting Goods, Hobby, Book & Music stores	22	38,001	2,993	254
General Merchandise stores**	13	457,248	35,717	2,014
Miscellaneous store retailers	45	D*	D	500 to 999 employees
Nonstore retailers	6	D	D	20 to 99 employees
Total	335	1,429,402	139,695	7,330

\* (withheld to avoid disclosing data of individual companies; included in higher level totals)  
 \*\*Includes department stores, warehouse clubs and superstores  
 Source: 1997 Economic Census: *Retail Trade*, U.S. Census Bureau. Geographic Area Series— Oregon, Table 4: *Summary Statistics for Places: 1997*.

**Table 40. City of Tigard Wholesale Industry**

Kind of Business	# of Establishments			Sales (in thousands)		
	1987	1992	1997	1987	1992	1997
Wholesale Merchants	110	114	177	439,087	777,088	1,628,309
Other Operating Types	51	55	69*	276,169	1,553,212	1,584,231
Total	161	169	239	715,256	2,330,300	3,212,540

\*Other operating types consists of these categories: wholesale trade; manufacturers' sales branches and sales offices; and agents, brokers and commission merchants  
 Source: 1997 Economic Census: *Wholesale Trade*, U.S. Census Bureau. Geographic Area Series— Oregon, Table 7: *Summary Statistics for Places: 1997*.

**Table 41. City of Tigard Manufacturing Industry**

Year	All Establishments	Value added by manufacture* (\$1,000)	% of state total	Value of shipments (\$1,000)	% of state total	Establishments with 20 employees or more
1992	104	139,600	1.0%	284,400	0.9%	33
1997	110	290,001	1.2%	566,387	1.2%	37

\*Considered to be the best value measure available for comparing the economic importance of manufacturing among industries and geographic areas. It avoids the duplication in the value of shipments that results from the use of products of some establishments as materials by others. See Appendix A for more information.  
 Source: 1997 Economic Census: *Manufacturing*, U.S. Census Bureau. Geographic Area Series— Oregon, Table 4: *Industry Statistics for Places: 1997*.

**Table 42. City of Tigard Service Industry**

Kind of Business	Number of Establishments			Receipts (in \$1,000)		
	1987	1992	1997	1987	1992	1997
Hotels & Other Lodging	8	6	5	*	*	3,986
Foodservices and Places	*	*	125	*	*	84,405
Personal Services	23	49	31	3,824	9,442	7,195
Auto Repair + Maintenance	25	31	38	7,925	12,240	27,122
Misc. Repair Services	13	14	19	1,528	2,599	**
Arts, Entertainment, Recreation	11	19	12	1,952	5,289	5,885
Health Services	64	103	114	16,013	84,011	107,755
Legal Services	9	18	21	1,401	6,702	8,166
Social Services	9	29	25	1,442	5,463	4,836
Architecture, Engineering, and Related Services	57	73	60	*	42,015	85,435
Other Professional, Scientific and Technical Services***	*	*	166	*	*	135,861
Administrative/Support Services	*	*	113	*	*	193,969
Waste Management and Remediation Services	*	*	4	*	*	2,716
Total:	302	460	733	95,173	255,457	n/a due to missing data
<p>* Not recorded in previous Almanac editions</p> <p>** Unavailable due to confidentiality issues associated with small sectors.</p> <p>*** Includes accounting, tax return prep, bookkeeping and payroll services; computer systems design and related services; management, scientific and technical consulting services; advertising and related services; and "others" categories.</p> <p>Source: 1997 Economic Census, various tables for Oregon; 1999 Tigard Database (earlier Almanac editions)</p>						

## Appendix A.

---

### Guide to Data Sources

#### **1. Population Data**

The Census data presented in this report comes from the 2000 Census. There are two types of Census data: **100% Count** and **Sample Data**. The 100% count data (summary file 1 – SF1) reflect information from every person in Tigard who was counted in the April 1, 2000, Census. This data was obtained through the short-form questionnaire.

The **sample data** (summary file 3 – SF3) do not include data from every person in Tigard. The Census obtained this information from the long-form questionnaire, which asks detailed questions regarding income, employment and residence, among other topics. Only a randomly selected sample of citizens receive this version, about 1-in-6. The Census then takes their answers and projects their responses to reflect the larger population. While this sample is statistically valid, it is still a sample, and therefore has some inherent error. This data should be considered as estimates only.

**The difference between 100% and sample data.** For example, if you were placing an order for 100 sandwiches, and asked each person what they wanted, the final order would represent each person's preferences with high accuracy. But if you decided to save time by getting a sample of 50 people's preferences (12 vegetarian, 10 turkey and 28 roast beef), you could place the entire order based on these percentages. You will have a small percentage of individuals who will not get their favorite, since the sample did not capture everyone's preferences, but it should capture the majority. As long as a minimum sample size is used, this small amount of error is considered acceptable due to the large amount of time it would take to count everyone. However, sample data must be considered as estimates.

**Where to find this information.** Census data can be obtained by anyone with an Internet connection. The American Fact Finder portion of the U.S. Census Bureau's website allows access to this same data, characterized as Place data for Tigard, Oregon (<http://www.census.gov>).

**Yearly updates.** The Population Research Center at Portland State University provides yearly population estimates. The center's website states its goal as the following: to provide ready access to census and other information on the population of Oregon and to provide timely analyses of the patterns of past, current, and projected future populations in Oregon and of the implications of such patterns for key issues facing Oregon (<http://www.upa.pdx.edu/CPRC/about/index.html>).

#### **2. Other Data**

**Economic Data.** The U.S. Census Bureau collects data on economic sectors every five years. The 1997 Census data were included in this document. The 2002 results are expected in 2004 through 2005. This data is based on forms sent to all mid-sized and large businesses, but only to a sample of the smallest, in every industry and geographic

area of the U.S. If a company has more than one location, all forms are sent to the company headquarters. A few industries are not covered by the Economic Census – agriculture, forestry, and fisheries; schools and colleges; and labor, political, and religious organizations. For more definitions of categories or to obtain more data, go to <http://www.census.gov/epcd/www/econ97.html>. Scroll down past the 2002 information to the shaded blue box on the right, and choose the sector you are interested in. You can then continue to scroll down, past the definitions, to the state information and choose Oregon for the actual data.

### Selected definitions from the economic census:

**Retail/General Merchandise Stores:** Establishments in this subsector are unique in that they have the equipment and staff capable of retailing a large variety of goods from a single location. This includes a variety of display equipment and staff trained to provide information on many lines of products (includes Department stores).

**Wholesale Trade.** The wholesale sector includes merchant wholesalers who buy and take title to the goods they sell, manufacturer's sales branches and offices who sell products manufactured domestically by their own company, and agents and brokers who collect a commission or fee for arranging the sale of merchandise owned by others.

The wholesaling process is an intermediate step in the distribution of merchandise. Wholesalers are organized to sell or arrange the purchase or sale of (a) goods for resale (i.e., goods sold to other wholesalers or retailers), (b) capital or durable nonconsumer goods, and (c) raw and intermediate materials and supplies used in production.

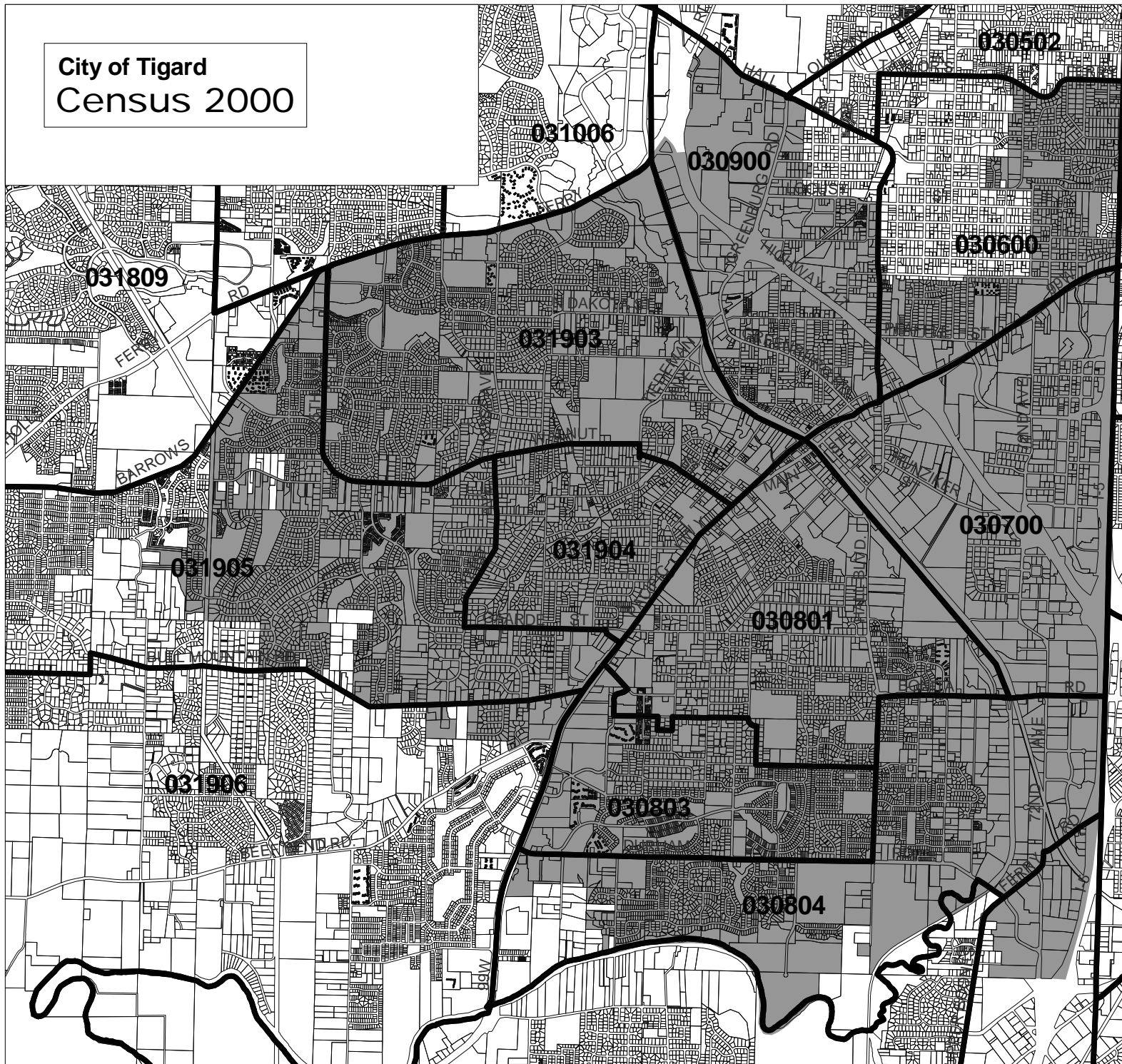
**Manufacturing/Value Added by Manufacture.** This measure of manufacturing activity is derived by subtracting the cost of materials, supplies, containers, fuel, purchased electricity, and contract work from the value of shipments (products manufactured plus receipts for services rendered). The result of this calculation is adjusted by the addition of value added by merchandising operations (i.e., the difference between the sales value and the cost of merchandise sold without further manufacture, processing, or assembly) plus the net change in finished goods and work-in-process between the beginning and end-of-year inventories.

For those industries where value of production is collected instead of value of shipments, value added is adjusted only for the change in work-in-process inventories between the beginning and end of year. For those industries where value of work done is collected, the value added does not include an adjustment for the change in finished goods or work-in-process inventories.

“Value added” avoids the duplication in the figure for value of shipments that results from the use of products of some establishments as materials by others. Value added is considered to be the best value measure available for comparing the relative economic importance of manufacturing among industries and geographic areas.



# City of Tigard Census 2000



CITY of TIGARD

GEOGRAPHIC INFORMATION SYSTEM

Legend



Census Tracts



Tigard City Limits



0 1000 2000 3000 4000 5000 Feet

1" = 3500 feet



Information on this map is for general location only and should be verified with the Development Services Division.

13125 SW Hall Blvd

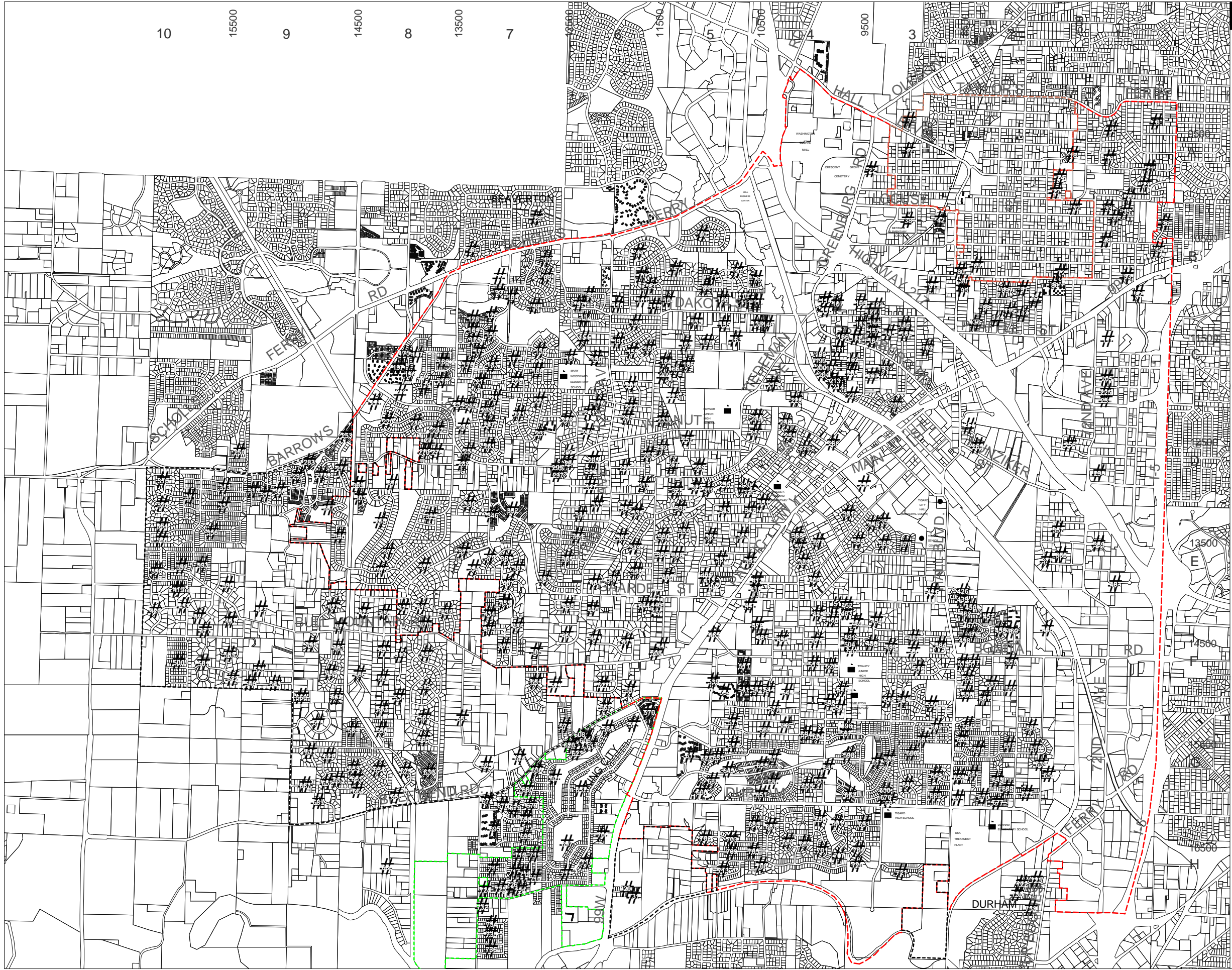
Tigard, OR 97223

(503) 639-4171

<http://www.ci.tigard.or.us>

Plot date: May 1, 2003; F:\GIS\JOEL\MapMaker.apr





CITY of TIGARD

GEOGRAPHIC INFORMATION SYSTEM

# Subdivisions

Legend

- # Subdivision Locations
- Tigard City Limits
- Urban Services Area
- Area of Interest



1"= 2500 feet

Information on this map is for general location only and should be verified with the Development Services Division.  
13125 SW Hall Blvd  
Tigard, OR 97223  
(503) 639-4171  
<http://www.ci.tigard.or.us>



<u>NAME</u>	<u>NUMBER</u>	<u>AREA</u>	<u>NAME</u>	<u>NUMBER</u>	<u>AREA</u>
AFTON COMMONS	722	H2	BRADLEY WOODS NO.2	735	H7
AFTON COMMONS NO.2	723	H2	BRAMBLE BEND	539	F5
AFTON COMMONS NO.3	730	H2	BRELYNN WOODS	469	F3
ALEX ESTATES	163	C5	BRIDGE PARK	426	E3
AMART SUMMER LAKE	58	B7	BRIE WOODS	472	F4
AMART SUMMER LAKE NO.3	55	B7	BRITTANY	103	B7
AMES ORCHARD	468	F6	BRITTANY	150	B7
AMESBURY HEIGHTS	330	D8	BRITTANY SQUARE	165	C7
ANTON PARK	97	B7	BRITTANY SQUARE NO.2	149	C7
ANTON PARK NO.2	98	B6	BRITTANY SQUARE NO.4	126	C7
APPLEWOOD I	602	G3	BROOKSIDE PARK	251	D4
APPLEWOOD II	601	G3	BROOKSIDE PARK NO.2	248	D4
APPLEWOOD III	600	G3	BROOKWAY	226	C7
ARI GREEN	176	C8	BULL MOUNTAIN ESTATES	427	E9
ARLIES PLANTATION	452	E4	BULL MOUNTAIN MEADOWS	313	D10
ARLINGTON HEIGHTS	531	F7	BULL MOUNTAIN MEADOWS NO.2	334	D10
ARLINGTON RIDGE	438	E7	BULL MOUNTAIN MEADOWS NO.3	311	E9
ASH CREEK CONDOS	114	B4	BULL MOUNTAIN MEADOWS NO.4	356	D10
ASH CREEK MEADOWS	136	C2	BULL MOUNTAIN PARK	493	F8
ASHFORD OAKS	612	G2	BULL MOUNTAIN PARK NO.2	524	F8
ASHFORD OAKS NO.3	609	G2	BULL MOUNTAIN PARK NO.3	563	F8
ASHFORD OAKS NO.2	610	G2	BURLWOOD	151	C6
ASHWOOD DOWNS	46	B7	BURLWOOD NO.2	139	C6
ASPEN RIDGE	527	F6	BURLWOOD NO.3	159	C6
AUM DOWNS	37	B1	BURLWOOD NO.4	160	C6
AUTUMN HILL	630	G8	BURNHAM PARK	348	E3
BARBEE COURT	193	C3	BUTLER TERRACE	507	F3
BARNUM PARK	372	E4	CAFFALL'S CORNER	720	H4
BARRINGTON HEIGHTS	664	G8	CAMERON	419	E10
BARRINGTON HEIGHTS NO.2	661	G8	CANOGA	327	D6
BARRINGTON HEIGHTS NO.3	633	G8	CANTERBURY	465	F5
BARRINGTON HEIGHTS NO.4	634	G8	CANTERBURY COURT CONDOS.	554	F5
BARTON	119	B6	CAPSTONE	187	C7
BEDFORD GLENN	715	H7	CARMEN PARK	286	D6
BEEF BEND CT	658	G8	CARNAHAN'S ADDITION	106	B5
BEEF BEND HEIGHTS	629	G8	CASCADIAN PLACE	161	C5
BELLA VISTA	624	G7	CASTLE HILL	220	C8
BELLWOOD	237	C7	CASTLE HILL NO.2	240	C8
BELLWOOD NO.2	224	C7	CASTLE HILL NO.3	242	C8
BELLWOOD NO.3	221	C7	CASTLES AT BRITTANY	93	B7
BENCHVIEW ESTATES	371	E8	CHAPARRAL	28	A7
BEREA	389	E4	CHARDONNAY ESTATES	562	F9
BERKLEY ESTATES	703	H5	CHARLES ESTATES	8	A1
BEVELAND NO.2	298	D1	CHELSEA HILL	370	E3
BLACKBULL PARK	50	B5	CHELSEA HILL NO.2	365	E3
BLUE HERON PARK	297	D7	CHERRY TREE	218	C8
BLUE RIDGE	505	F7	CHESSMAN DOWNS	669	G3
BOETCHER'S ADDITION	142	C4	CITADEL ESTATES	36	B1
BOND PARK	672	G2	CLOUD	520	F4
BOND PARK NO.2	665	G2	CLYDESDALE	244	C5
BOND PARK NO.3	643	G2	COLES ACRES	442	E6
BOND PARK NO.4	670	G2	COLES ACRES	445	E6
BONITA FIRS VILLAGE	460	E2	COLONIAL VIEW	404	E6
BONITA INDUSTRIAL PARK	448	E2	COLONY CREEK EST.1	462	E3
BOURBON ACRES	679	G7	COLONY CREEK EST.3	467	F2
BRADLEY WOODS NO.3	734	H7	COLONY CREEK EST.3	479	F2
BRADLEY WOODS	736	H7	COLONY CREEK EST.4	457	E2

<u>NAME</u>	<u>NUMBER</u>	<u>AREA</u>	<u>NAME</u>	<u>NUMBER</u>	<u>AREA</u>
COLONY CREEK EST.5	498	F2	EVERGREEN SPRINGS	444	E6
COLONY CREEK EST.6	456	E2	FAIRHAVEN COURT	387	E5
CONDOMINIUM	666	G5	FAIRVALE	85	B2
CONTINENTAL HEIGHTS	492	F9	FANNO CREEK TOWNHOMES	654	G2
COPPER CREEK	690	G4	FANTASY HILL	363	E5
COPPER CREEK NO.2	701	H4	FILBERT PARK	421	E3
COPPER CREEK NO.3	707	H4	FINLEY PARK	439	E3
COPPER CREEK NO.4	691	G4	FISHER ROAD WOODS	732	H7
COTSWALD MEADOWS NO.2	210	C8	FONNER WOODS	323	D5
COTSWALD MEADOWS NO.3	179	C8	FORAN	475	F7
COTTONWOOD PLACE	255	D5	FOUNTAINS AT SUMMERFIELD	611	G5
COTSWALD	180	C8	FOX CREEK	653	G9
CREEKSIDE PARK	397	E6	FOXGLOVE	652	G9
CRESMER HILL	373	E4	FOXGLOVE NO.2	681	G9
CREST RIDGE	483	F9	FRENCH PRAIRIE ESTATES	543	F9
CURL ACRES	299	D7	FRENCH PRAIRIE ESTATES NO.2	540	F9
CURL ACRES NO.2	284	D7	FRENCH PRAIRIE ESTATES NO.3	526	F9
DAFFODIL HILL	470	F8	FRIENDLY ACRES	113	B2
DAKOTA GROVE	146	C3	FRUITLAND ACRES	117	B1
DAKOTA MEADOWS	140	C4	FRUITLAND ACRES	231	B1
DAKOTA RIDGE	162	C3	FYRESTONE	296	D6
DAKOTA VILLAGE	107	B4	GAARDE PARK	406	E5
DARMEL	546	F4	GALLO'S VINEYARD	186	C5
DARMEL NO.2	569	F4	GEARHART MAYFAIR ACRES	143	C3
DARMEL NO.3	547	F4	GENESIS	360	E6
DAVID'S WINDSOR PARK NO.2	250	D9	GENESIS NO. 3	338	D6
DAVIS PLACE	560	F9	GENESIS NO.2	355	E6
DAWN'S INLET	209	C6	GENTLE WOODS	588	G2
DEER POINTE	282	D7	GETTY'S EMERALD ACRES	517	F2
DELMONTE SUB.	544	F4	GLENNBROOKE	368	E4
DELMONTE SUB. NO.2	542	F4	GOLF SIDE ESTATES	594	G4
DENWOOD VILLAGE	7	A3	GRAHAM ACRES	81	B3
DERRY DELL	342	D5	GRAYHAWK	575	F9
DERRY DELL PLAT 2	343	D5	GREENBRIER	490	F4
DOGWOOD RIDGE	145	C3	GREENBURG	118	B4
DOREN COURT	135	C5	GREENBURG HEIGHTS	141	C4
DOUGLASS HEIGHTS	481	F4	GREENBURG PINES	203	C4
DOVER LANDING	713	H5	GREENSWARD PARK	484	F3
DOVER LANDING NO.2	709	H5	GREENSWARD PARK NO.2	482	F3
DUBLIN PARK	229	C4	GREENSWARD PARK NO.3	506	F3
DUCK CREEK HOMES	358	E3	HAMBACH PARK	532	F2
DURHAM OAKS	675	G2	HAMPTON COURT	591	G2
DURHAM SCHOOL PARK	677	G2	HART'S LANDING	71	B5
EAGLE POINTE	383	E7	HAWK MEADOWS	455	E6
EAGLES VIEW	589	G8	HAWKS BEARD TOWNHOMES	77	B7
EAGLES VIEW	590	G8	HEIGHTS AT BULL MOUNTAIN	392	E10
ELK HORN RIDGE ESTATES	435	E7	HELM HEIGHTS	552	F6
ELMWOOD PARK	18	A1	HERB AND PEGGIE'S PLACE	115	B2
ELROSE TERRACE	454	E3	HERMOSO PARK	256	D2
EMERALD HEIGHTS	567	F6	HIGH TOR	430	E8
EMMERY WEST	447	E5	HIGH TOR WEST	428	E8
ENGLEWOOD NO.2	44	B6	HILLSHIRE	329	D8
ENGLEWOOD NO.3	57	B6	HILLSHIRE CREEK ESTATES #4	337	D9
ENGLEWOOD	40	B6	HILLSHIRE CREST	316	D8
ENOLA HEIGHTS	205	C1	HILLSHIRE CREST ESTATES	253	D9
ERICKSON HEIGHTS	571	F5	HILLSHIRE CREST ESTATES	274	D9
ESAU	166	C4	HILLSHIRE CREST ESTATES NO.3	278	D9

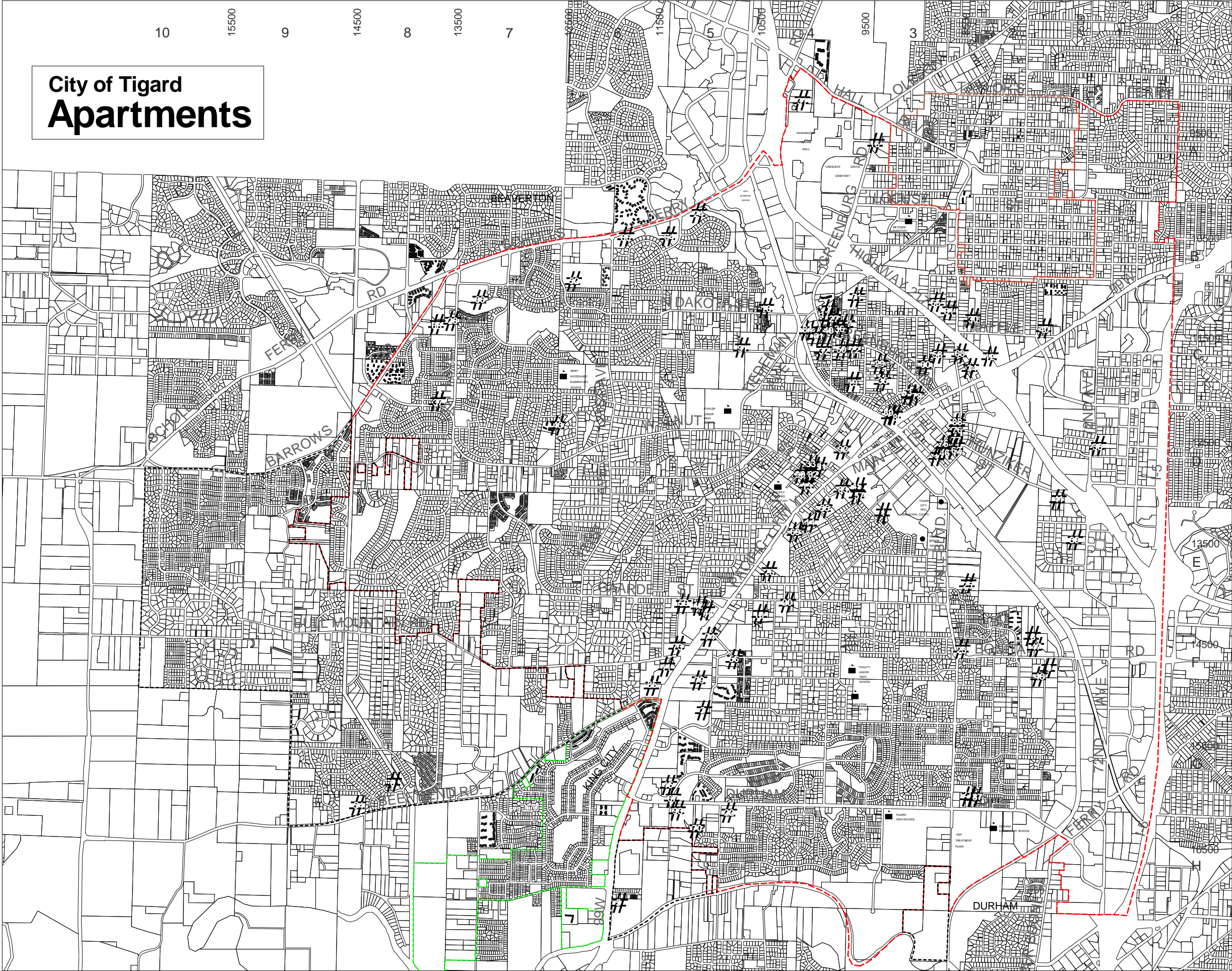


<u>NAME</u>	<u>NUMBER</u>	<u>AREA</u>	<u>NAME</u>	<u>NUMBER</u>	<u>AREA</u>
HILLSHIRE ESTATES	376	E8	KING CITY NO.7	660	G7
HILLSHIRE ESTATES NO.2	374	E8	KING CITY NO.8	700	H6
HILLSHIRE ESTATES NO.2	375	E8	KING CITY NO.9	620	G6
HILLSHIRE HOLLOW	303	D8	KING CITY TERRACE CONDOS.	636	G7
HILLSHIRE SUMMIT	425	E8	KINGGATE NO.2	733	H2
HILLSHIRE SUMMIT NO.2	416	E8	KNEELAND ESTATES	704	H4
HILLSHIRE WOODS	265	D8	KNEELAND ESTATES NO.2	693	G3
HOLLYTREE	398	E6	KNOLL ACRES	254	D2
HOOD VIEW	586	G4	KOVEN HEIGHTS	441	E10
HOOD VIEW NO.2	585	G4	KRAFT PLACE TOWNHOMES	283	D9
HUMBOLDT CREEK	287	D5	KREICK MEADOW	676	G3
HUNTERS GLENN	262	D6	LA MANCHA ESTATES	556	F2
HUNTER'S WOODLAND	317	D6	LAKE TERRACE NO.2	241	C6
IMPERIAL CT.	606	G6	LAKE TERRACE	246	D6
IMPERIAL TERRACE	608	G6	LAKESIDE PLACE	596	G4
INGEBRAND HEIGHTS	478	F4	LANDAU WOODS	24	A1
INVERNESS	497	F8	LANG HILL	511	F5
IRONWOOD ESTATES	474	F9	LANG HILL NO.2	541	F5
ISAACS	225	C1	LANGTREE ESTATES	641	G2
JACOB COURT	199	C4	LAUN LINDA PARK	548	F3
JEFFERY	301	D8	LAUREL GLEN	508	F6
JEFFREY ESTATES	84	B5	LAUTT'S TERRACE	463	E4
JOE SQUARE	418	E5	LEE WAY	82	B1
JOHNSON GRANT	268	D4	LEHMANN SQUARE	22	A3
JUBILEE PLACE	491	F3	LERON HEIGHTS	245	C6
KALAMOIIKA ESTATES	204	C4	LERON HEIGHTS 2	222	C6
KAREN PARK	405	E5	LERON HEIGHTS NO 3	201	C6
KAROL COURT	228	C4	LOCUST TERRACE	33	A1
KERRON'S CREST	310	D10	LOMITA TERRACE	169	C3
KERRON'S CREST NO.2	328	D10	LONDON SQUARE	213	C4
KERRON'S CREST NO.3	354	E10	LONDON SQUARE NO.2	214	C4
KERRON'S CREST NO.4	366	E10	LUCILLE ESTATES	95	B2
KERWOOD ESTATES	655	G4	LYNX CT.	409	E4
KEVINGTON	657	G4	MAJESTIC WOODS	32	A1
KIMBERLY ADDITION	230	C3	MALLARD LAKES	549	F3
KING CITY HIGHLANDS	695	G7	MAPLELEAF	48	B1
KING CITY HIGHLANDS NO.2	699	H7	MAPLERIDGE ESTATES	42	B3
KING CITY HIGHLANDS NO.3	698	H7	MARA WOODS	518	F2
KING CITY HIGHLANDS NO.5	678	G7	MARG TERR.	91	B2
KING CITY HIGHLANDS NO.6	674	G7	MARION ESTATES	572	F4
KING CITY NO.1	573	F6	MATTHEW PARK	561	F2
KING CITY NO.10	719	H7	MAYFAIR	127	C3
KING CITY NO.11	711	H7	MAYVIEW	306	D9
KING CITY NO.12	718	H7	MCDONALD ACRES	449	E4
KING CITY NO.13	717	H7	McMICHAEL HEIGHTS	257	D5
KING CITY NO.14	627	G6	MEADOW VIEW	105	B3
KING CITY NO.15	710	H7	MEADOWGLADE	223	C6
KING CITY NO.16	613	G6	MELEY GROVE	69	B2
KING CITY NO.17	726	H7	MELROSE	391	E5
KING CITY NO.18	725	H7	MERESTONE	190	C6
KING CITY NO.19	724	H7	MEYER'S FARM	500	F10
KING CITY NO.2	584	G6	MILL VIEW	134	C7
KING CITY NO.20	714	H6	MILLER	164	C3
KING CITY NO.3	637	G6	MILMONT PARK	648	G3
KING CITY NO.4	697	H7	MIRA PARK	361	E5
KING CITY NO.5	626	G6	MONTEREY LANE	728	H7
KING CITY NO.6	712	H7	MOORES MEADOW	275	D4

<u>NAME</u>	<u>NUMBER</u>	<u>AREA</u>	<u>NAME</u>	<u>NUMBER</u>	<u>AREA</u>
MORNING HILL NO.5	234	C8	RAVEN'S RIDGE	434	E7
MORNING HILL NO.1	211	C8	RAZE MEADOWS	537	F2
MORNING HILL NO.2	239	C7	RAZE MEADOWS NO.2	555	F2
MORNING HILL NO.3	235	C7	REBECCA PARK	702	H5
MORNING HILL NO.4	219	C7	REDWOOD VISTA	440	E6
MORNING HILL NO.6	247	D7	REEL ACRES	122	B3
MORNING HILL NO.7	249	D8	REGAL TERRACE	729	H6
MORNING HILL NO.8	258	D8	RENAISSANCE SUMMIT	614	G5
MORNING HILL NO.9	261	D7	RENAISSANCE WOODS	618	G2
MORNING SIDE	315	D9	RENAISSANCE WOODS NO.2	639	G2
MORNINGSTAR	379	E7	RIVERMEADE	686	G8
MORNINGSTAR NO.2	394	E7	RIVERVIEW ESTATES	687	G4
MOUNTAIN GATE	495	F8	RIVERVIEW ESTATES NO.2	708	H5
MOUNTAIN GATE NO.2	515	F8	ROLLING HILLS	357	E2
MOUNTAIN GATE NO.3	565	F8	ROLLING HILLS NO.2	377	E2
MOUNTAIN GATE NO.4	605	G8	ROSE MEADOWS	270	D8
MOUNTAIN HIGHLANDS	381	E7	ROSE TERRACE	325	D5
MOUNTAIN HIGHLANDS NO.2	407	E7	ROUNDTREE ESTATES	318	D9
MOUNTAIN HIGHLANDS NO.3	382	E7	RUSSELL'S SCHOLLS FERRY	227	C8
MURDOCK HILL	545	F4	RUTH	192	C4
MUTTLEY'S ADDITION	185	C5	SAGELAND PARK	731	H6
MYERS ESTATES	90	B2	SALEM FREEWAY SUBDIVISION	403	E1
NACIRA PARK	195	C4	SHANNONDOW	89	B2
NODAK	138	C5	SCHECKLA PARK ESTATES	550	F3
NORTHERN	110	B5	SCHOLL FERRY ROAD TOWN HOM	128	C7
OAKEN GATES	17	A3	SCHOLL'S MEADOWS	292	D9
OBRS HEIGHTS	276	D8	SCHOLLS VILLAGE II CONDOS	197	C8
OMEGA	451	E4	SCOTT	189	C4
ON FONNER POND	322	D5	SEVENTY SECOND BUSINESS CEN	369	E1
O'NEEL ACRES	144	C3	SHADOW HILLS	473	F6
ORCAS ESTATES	667	G9	SHADOW HILLS NO.2	471	F6
ORGS HEIGHTS	271	D8	SHADY DELL	2	A1
PACIFIC CREST	340	D9	SHANNON MEADOWS	504	F3
PACIFIC RIDGE	380	E2	SLEEPY HOLLOW	86	B2
PANORAMA	116	B6	SOLAR ACRES	466	F4
PANORAMA NO.2	101	B6	SONOMA HILLS	488	F9
PATHFINDER	295	D5	STANHURST	396	E10
PATHFINDER NO.2	319	D5	STARLINGS CROSSING	519	F2
PEBBLE CREEK	175	C8	STEVE & HUGHES PLACE	88	B2
PEBBLE CREEK NO.2	196	C8	STRATFORD	646	G3
PEBBLE CREEK NO.3	167	C8	STUDIO ESTATES	682	G3
PEMBROOK HEIGHTS	513	F4	SUB 114TH PLACE	184	C6
PENMAR TERRACE	499	F3	SUMMER HILLS PARK	154	C7
PENN LAWN ESTATES	83	B6	SUMMER LAKE	68	B7
PENN LAWN ESTATES NO.2	70	B6	SUMMERFIELD	651	G4
PENROSE TERRACE	480	F3	SUMMERFIELD NO.9	663	G3
PHYLLIS ANN	72	B2	SUNRIDGE HEIGHTS	522	F9
PICKS LANDING NO.1	688	G4	SWANSON'S GLEN	685	G4
PICKS LANDING NO.2	689	G4	SWANSON'S GLEN NO.2	705	H5
PINE	111	B5	TAMI PARK	604	G4
PINEBROOK TERRACE	516	F3	TANGELA	207	C3
PLEASANT VIEW	501	F10	TANIA PARK	659	G2
PLEASANT VIEW NO.2	503	F9	TERRACE TRAILS	349	E6
QUAIL HOLLOW - EAST	364	E7	THE MEADOW	215	C4
QUAIL HOLLOW - WEST	332	D7	THE RAZBERRY PATCH	16	A1
QUAIL HOLLOW SOUTH	346	D7	THE WOODS	420	E10
RANCH VALLEY	124	B2	THOMAS TERRACE	157	C3

<u>NAME</u>	<u>NUMBER</u>	<u>AREA</u>	<u>NAME</u>	<u>NUMBER</u>	<u>AREA</u>
THORNWOOD	529	F6			
THREE MOUNTAINS ESTATES	432	E8			
TIGARD PARK	170	C5			
TIGARD TERRACE	269	D2			
TIGARD WOODS	27	A2			
TIPPITT PLACE	285	D6			
TONY'S PLACE	412	E5			
TORLAND ESTATES	133	C5			
TOWN OF METZGER	38	B4			
TRAVPORT PARK	345	D6			
TRENT TERRACE	80	B2			
TURNAGAIN HEIGHTS	574	F6			
TUSCANY	390	E10			
UNRECORDED PLAT	570	F6			
VANTAGE CREST	486	F8			
VENTURA COURT	112	B5			
VENTURA ESTATES	35	A1			
VIEWCREST TERRACE	341	D4			
VIEWMOUNT	400	E6			
VILLA RIDGE NO.2	54	B1			
VILLA RIDGE	53	B1			
VILLAGE AT SUMMER LAKE NO.1	183	C7			
VILLAGE GLENN	359	E4			
VIRGINIA ACRES	386	E6			
VIRGINIA ACRES NO.2	388	E5			
VISTA WEST	477	F10			
WALMAR ACRES	280	D7			
WALNUT GLEN	233	C6			
WALNUT GROVE	259	D6			
WASHINGTON SQUARE	29	A1			
WASHINGTON SQUARE ESTATES NO.3	21	A1			
WASHINGTON SQUARE ESTATES NO.2	23	A1			
WATKINS PLACE	320	D5			
WAVERLY ESTATES	721	H3			
WAVERLY MEADOWS	458	E2			
WEST COLONY PARK	424	E10			
WEST COLONY PARK NO.2	433	E10			
WESTCOAST EVERGREEN HEIGHTS	536	F8			
WHISTLER'S WALK	385	E7			
WILDERNESS	289	D5			
WILLAMETTE PLAT	333	D6			
WILLAMETTE PLAT NO.2	344	D7			
WILMINGTON	431	E7			
WINDSOR PLACE	76	B5			
WINSOME	331	D4			
WINTER LAKE	173	C7			
WINTER'S ADDITION	104	B5			
WONDER VIEW ESTATES	423	E9			
WOODCREST	362	E6			
WOODCREST NO.2	339	D6			
WOODFORD ESTATES	476	F7			
WOODHUE ESTATES	621	G9			
WOODHUE ESTATES NO.2	622	G9			
WOODSIDE 1	553	F7			
WOODSIDE NO.2	625	G7			
YE-OLDE WINDMILL	216	C6			





# City of Tigard Apartments

## CITY of TIGARD

### GEOGRAPHIC INFORMATION SYSTEM



Apartment Locations



Tigard City Limits



Urban Service Area



Area of Interest

Name	ID	Location
Alderbrook	1	E2
Arbor Heights	2	G5
Ash Court Apartments	3	D3
Autumn Oaks	4	C4
Avalon Park	5	H6
Beef Bend Court	6	G8
Bismark Court	7	C4
Bonita Court	8	F2
Bonita Villa Apartments	9	F2
Brighton Hill	10	F4
Bull Mountain Heights	11	F5
Carriage House	12	C2
Chalet Village	13	D4
Charlottenhof	14	E4
Clubhouse Estates	15	G4
Crown Oaks	16	A4
Dakota Knoll	17	C4
Dakota Station	18	C4
Dove Court	19	C4
Driftwood Terrace	20	E4
Durham Estates	21	G2
Durham Park	22	G4
Edgewood Manor	23	F2
Englewood Terrace	24	B5
Fanno Crk Village	25	E2
Fir Grove Village	26	E4
Fir Terrace	27	C4
Forest Hideaway	28	C8
Four Oakes	29	C3
Gate House	30	C2
Georgetown Apartments	31	A4
Glacier Lily	32	C4
Grant Manor	33	D4
Green Gables	34	C2
Greenburg Oaks	35	C3
Greenburg Terrace	36	C4
Greenfield Village	37	C8
Hampton Park	38	D1
Hampton Ridge	39	D1
Hawthorne Villa	40	C2
Hillcrest	41	D1
Jolene Apartments	42	F5
Karen Court Condos	43	D7
Lord Chaucer Apartments	44	F5
Main Street Village	45	D3
Manchester Square	46	D3
Marciene	47	F2
Marciene II	48	F2
Marcus Lee	49	C4
Mari-Rob Manor	50	C4
McKenzie	51	D4
Meadow Creek	52	B6
Monroe Square	53	C3
Oakmont Apartments	54	G8
Orchard Park	55	E4
Pacific Crest Apartments	56	F5
Pacific Village	57	D4
Park Place	58	C3
Parkwood Apartments	59	B5
Plaza Garden	60	C3
Quail Court	61	C4
Sherwood	62	D3
Silver Creek	63	C2
Springwood Village	64	B6
St James	65	B3
Summer Creek Apartments	66	B7
Summerfield	67	G4
Sunflower	68	C8
Sunnywoods Apartments	69	E4
Sycamore Terrace	70	G4
Tamaryn	71	C4
The Birches	72	C4
The Colonies	73	F5
The Maple Tree	74	F5
Tigard Manor (Ash St)	75	D3
Tigard Terrace	76	D3
Tigard Towne House	77	D3
Tigarden Court Apartments	78	C3
Timberline Apartments	79	F5
Viking Apartments	80	D3
Village @ Wash. Square	81	C3
Walnut Court Apartments	82	D4
Walnut Place	83	D4
Walnut Tree	84	C4
Wellington Estates	85	F6
Westwood Green	86	B6
William Reed	87	G2
Williamsburg	88	D3
Willow Bend	89	D3
Willows	90	D4
Windmill	91	C5
Woodard Park	92	D4
Woodspring	93	G4